



# Torfaen County Borough Council Local Development Plan (to 2021)

## Annual Monitoring Report 2015

October 2015



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## Executive Summary

**Background** - The Torfaen Local Development Plan (LDP) was adopted by Torfaen County Borough Council on 13<sup>th</sup> December 2013. The LDP sets out the Council's objectives and priorities for the development and use of land within Torfaen and its policies and proposals for implementing them up to 2021. Following adoption of the LDP the Council has a statutory duty to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government by the 31<sup>st</sup> October each year. This is the first AMR, and is based on the preceding year from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015. The AMR has two key roles, firstly to consider whether the LDP Strategy and Policies are being implemented successfully and secondly to consider all the information gathered from the various monitoring indicators to determine whether a full or partial review of the Plan is required. The Council is required to undertake a full review of the Plan 4 years after its adoption (December 2017) unless the AMR indicates otherwise. The AMR monitors the effectiveness of delivery of the Plan, its sustainability credentials and any contextual issues that will influence its implementation.

**Contextual Changes** - In assessing the performance of the LDP and hence determining whether a full or partial review of the LDP is required it is necessary to consider any national, regional and local contextual changes that have occurred in the preceding year that may have affected the delivery of the LDP or even necessitate the need for its review.

**National Context** - includes considering the effects of the recession of 2008/9 and subsequent and continuing recovery, as well as associated factors, such as the Government's 'Austerity Measures' and the 'bedroom tax'. Similarly, a raft of Welsh Legislation (Housing (Wales) Act 2014; The Well-being of Future Generations (Wales) Act 2015 and the Planning (Wales) Act 2015), several Bills (Environment (Wales) Bill; The Historic Environment (Wales) Bill; and the Local Government (Wales) Bill); revised Regulations (The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 and associated LDP Manual Edition 2); and several Policy documents (revisions to Planning Policy Wales (PPW); Technical Advice Note 23 (TAN23): Planning for Economic Development; Technical Advice Note 21 (TAN21): Waste; Technical Advice Note 12 (TAN12): Design; and Technical Advice Note 1 (TAN1): Joint Housing Land Availability Studies) has also had to be assessed. Similarly, in 2014, WG published the 2011 Based Household Projections for Wales; as well as Welsh Index of Multiple Deprivation 2014 (WIMD) (revised August 2015), which have also been considered.

**Regional Context** - the South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) on Aggregates 1<sup>st</sup> Review was published in 2014; which makes a 'zero aggregate apportionment' (allocation) for Torfaen. Also, the South East Wales Valleys Local Transport Plan (LTP) (January 2015) continues to promote transport schemes identified in the LDP. Proposals are emerging for a 'Cardiff City Deal', which could provide £1 billion of transport and economic development funds into the region over the next 10-15 years. Similarly, it is likely that Torfaen will be part of the future Cardiff Strategic Development Plan (SDP) area. Of note, the whole of former 'Gwent' is now covered by adopted LDPs and Caerphilly has started their first LDP revision; which is considered consistent with the Torfaen LDP.

**Local Context** - Within Torfaen progress is being made in delivering the LDP housing target and housing market areas sub-targets; and new house prices continue to rise and the housing market prospects are favourable. The commercial market (industrial, retail and leisure sectors) has also improved within Torfaen and future prospects are also favourable. The LDP affordable housing target is being delivered and should be achieved by the end of the Plan period. The latest Joint Housing Land Availability Study 2015 shows that Torfaen

has a 4.8 years housing land supply; which is marginally below the required 5 years land supply under WG policy. However, rather than triggering a review of the LDP, the AMR sets out a number of actions intended to improve the land supply situation, on an 'allocated' site by site basis as well as encouraging appropriate 'windfall' housing sites. A new Torfaen Local Housing Market Assessment (LHMA) was published in June 2015 which has identified a continuing need for affordable housing and a slight increase in the need for socially rented properties. This has fed into the annual affordable housing (Policy H4) viability review which has indicated that changes need considering through revision of SPG (see 'LDP Policy Effectiveness Monitoring' section below).

The Council has made progress in delivering its 21<sup>st</sup> Century Schools Programme, including three Primary Schools being built shortly; commenced preparation of its Torfaen Active Travel Plan; and been successful in obtaining WG 'Vibrant and Viable Places' funding which could assist with the delivery LDP housing sites and speed up delivery of affordable housing units. Finally, the large regional 'Gwent' Specialist & Critical Care Centre (SCCC) Hospital, which is allocated as part of the Llanfrechfa Grange Strategic Action Area', now looks likely to be opened by August 2019 as the Aneurin Bevan University Health Board have submitted their final business case with consideration by WG expected in January 2016.

**Local Development Plan Policy Monitoring** - An overview of the LDP Monitoring Data for the 2015 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note is the following:-

- The housing land supply figure increased slightly from 4.7 in 2014 to 4.8 years in 2015;
- To date 1,671 units (35.5% of the total housing requirement) has been delivered;
- Major planning approvals have been given to Strategic Action Areas 1, 3 and 4 (Cwmbran Eastern Strip, Llantarnam and South Sebastopol);
- The SCCC Hospital component of SAA7 at Llanfrechfa Grange has been approved;
- Land required by the Regional Waste Plan has been achieved;
- A Welsh medium Primary School has been approved at Panteg (under Policy CF2);
- A Gypsy & Traveller facility has been approved at The Race (under Policy H7/2); and
- 3ha of allocated employment land has been developed with further redevelopments on existing sites equivalent to 4.65ha.

**LDP Strategy Monitoring** - A summary of the strategy monitoring actions relating to the adopted LDP objectives, which uses a 'traffic lights scoring system' is outlined below:-

Revised Monitoring Actions	
Continue Monitoring.	
Officer Training Required; Production of Supplementary Planning Guidance / Development Briefs; and Policy Research.	
Policy Review; and Plan/Strategy Review.	

Table 4.1 below summarises the results of the monitoring of the 18 LDP Objectives.

Table 4.1: LDP Strategy Monitoring - Summary		
Objectives		Result
1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres	
2	To promote health and well-being through the provision of development including community facilities, leisure and outdoor recreational	

	opportunities, accessible to all	
3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards	
4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments	
5	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population	
6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community	
7	To conserve and enhance the distinctive cultural and historic resources of the County Borough	
8 & 11	To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development	
9	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization	
10	To protect, manage and enhance biodiversity and ecological networks across Torfaen	
12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements	
13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen	
14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption	
15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality	
16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes	
17	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use	
18	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities	

Table 4.1 shows that for 11 of the 18 LDP Objectives the indicators suggest the LDP policies are being implemented effectively and no further action is required. Similarly, the monitoring has shown that for a further 7 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, but the situation can be addressed without a partial or full review of the Plan. In detail the reasons for these monitoring results are set out in paragraphs 4.7 and 4.8 of this AMR; which also details why Objective 9 despite being flagged 'red' does not require a review of the Plan.

**LDP Policy Monitoring** - This AMR in section 4.9 reports on the progress of the implementation of LDP allocations, and where progress is behind schedule it identifies relevant actions that will be undertaken to facilitate delivery of the relevant sites.

**LDP Policy Effectiveness Monitoring** - On balance the LDP policies are considered to be performing effectively. Table 4.4 in this AMR identifies where there are issues with the implementation of certain policies with actions to address them being identified; including recommendations to consider (at the next Council meeting in December 2015) amending the affordable housing % sought in North Torfaen and the thresholds for seeking affordable housing through a review of the Council's Adopted Planning Obligations SPG.

**Mandatory Indicators** - The LDP Regulations set out a number of mandatory indicators that should be reported in the AMR. The results of these are set out in Table 4.5 of the main report.

**Sustainability Appraisal Monitoring** - This section details the results of the Sustainability Appraisal / Strategic Environmental Assessment Monitoring, which is required by the SEA Directive. A summary of the results is outlined in Table 5.1 below indicating on balance an overall positive change in the state of the environment, meaning that the environmental position has improved slightly since adoption of the LDP in 2013. A traffic light system methodology has been used to identify if progress is being made towards the relevant objective. To summarise therefore for monitoring purposes a green result indicates that the results indicate a positive effect against achieving the objective, a white result indicates a neutral effect and red indicates the results suggest a negative effect against meeting the objective. An overview of the appraisal table is below:-

Positive Effect towards meeting the Objective	
Neutral Effect	N
Negative Effect towards meeting the Objective	

The following Table 5.1 sets out the summary assessment of the results of the Sustainability Monitoring.

<b>Table 5.1: Sustainability Appraisal Monitoring - Summary Table</b>		
<b>Objectives</b>		<b>Result</b>
1	To enable high and stable levels of local employment in Torfaen (positive effects)	
2	To achieve economic growth to contribute to business competitiveness (positive effects)	
3	To promote and enhance sustainable tourism in Torfaen (positive effects)	
4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination (positive effects)	
5	To protect, manage and enhance biodiversity (both positive and negative effects)	
6	To protect and manage geodiversity (positive effects)	
7	To reduce air pollution and improve air quality (both positive and negative effects)	
8	To minimise noise and light pollution (both positive and negative effects)	
9	To minimise the risk of and from flooding (both positive and negative effects)	
10	To conserve and enhance historic resources and their settings (both positive and negative effects)	N
11	To protect and enhance the valued landscape character of Torfaen (both positive and negative effects)	
12	To make most efficient use of land and buildings (both positive and negative effects)	N
13	To achieve a modal shift to more sustainable transport modes (both positive and negative effects)	

14	To promote sustainable building design (positive effects)	N
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling (both positive and negative effects)	
16	To maintain and improve water quality (both positive and negative effects)	N
17	To contribute to an increase in the use of renewable energy sources across the County Borough (positive effects)	N
18	To improve the affordability of housing (positive effects)	
19	To improve the variety and quality of housing (positive effects)	N
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities (positive effects)	N
21	To improve educational attainment and increase skill levels (positive effects)	
22	To improve the health and wellbeing of the population (positive effects)	
23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity (positive effects)	N

The results of the Sustainability monitoring indicate that out of 23 Sustainability Objectives overall positive effects were identified for 14 objectives and neutral effects for 8 objectives. No objectives were identifying a significant negative effect which is as expected. The table shows for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. Where monitoring shows that progress is not as predicted further analysis has been provided in paragraph 5.9 of this AMR. On balance it is considered that the Plan is moving in a positive direction of travel overall against the sustainability objectives. The monitoring exercise raises no significant issues that would warrant direct intervention or action.

**Conclusions** - This 2015 AMR is the first monitoring report prepared since the adoption of the LDP in December 2013. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In considering all the evidence the Council has assessed performance in line with the key monitoring questions set out in full in Section 6 of this AMR. It is considered the Plan is moving in the right direction in terms of the achievement of its objectives, but the Strategy is taking longer to deliver than anticipated. The downturn in the economy continues to have a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be an issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system. Therefore, it is concluded that the LDP Strategy remains sound, albeit delivery is slower than anticipated; therefore, there is no need for intervention at this time, in the form of either a partial or full review of the Plan.

**Recommendations** - As a result of the above, the first Torfaen LDP Annual Monitoring Report 2015 concludes with the following recommendations:-

- 1. There is no evidence to indicate that there is a need for a full or partial review of the Plan at this time. Progress in delivery of the Strategy is slower than expected primarily due to the prevailing economic climate impacting on the housing and employment markets however it is considered the Strategy is sound and is effective to promote growth and regeneration opportunities in Torfaen.**
- 2. The actions identified in this AMR to stimulate delivery on sites and to improve implementation of policies be progressed over the next monitoring period and reported in the 2016 AMR.**
- 3. Report to be presented to the next Council to consider changing the Adopted Planning Obligations SPG on the identified affordable housing and S106 matters.**

# 1. Introduction

## Background

- 1.1 The Torfaen Local Development Plan (LDP) was adopted by Torfaen County Borough Council on 13<sup>th</sup> December 2013. The LDP sets out the Council's objectives and priorities for the development and use of land within Torfaen and its policies and proposals for implementing them. It provides the land use framework which guides the future use and development of land in the County Borough up to 2021.
- 1.2 Following adoption of the LDP the Council has a statutory duty under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government by the 31<sup>st</sup> October each year, which is based on the preceding financial year. The AMR has two key roles, firstly to consider whether the Strategy and Policies are being implemented successfully and secondly to consider all the information gathered from the various monitoring indicators to determine whether a full or partial review of the plan is required. A full review of the plan will be undertaken 4 years after implementation in 2017. The AMR will monitor the effectiveness of delivery of the Plan, the Plan's sustainability credentials and any contextual issues that will influence its implementation. The purpose of the AMR is to provide an opportunity to review the progress in implementing the policies and to enable the Council to identify and make modifications to the LDP where appropriate.
- 1.3 This is the first AMR report, and is based on the period from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015 and is required to be submitted to the Welsh Government by the 31<sup>st</sup> October 2015. The AMR provides an opportunity to identify the progress in the delivery of the LDP policies and allocations and the impact on key social, economic and environmental objectives. It is a factual document reporting on progress against an agreed set of Monitoring Indicators as identified in Appendix 8 and 9 of the Torfaen Adopted LDP 2013. As such, in line with guidance no formal consultation has been undertaken on the document.

## Monitoring Requirements

- 1.4 In producing the AMR the Council has had regard LDP Regulation 37 in respect of AMR Requirements. In line with the LDP Regulation 37 the AMR is required to:-
  - identify any policy that is not being implemented and for each policy, outline the reasons why the policy is not being implemented, indicate steps that can be taken to enable the policy to be implemented and identify whether a revision to the plan is required;
  - specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the plan; and
  - specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.5 In addition Local Development Plans Wales 2005 sets out additional criteria that should be assessed in the AMR:-
  - *whether the basic strategy remains sound (if not, a full plan review may be needed);*
  - *whether the policies need changing to reflect changes in national policy;*

- *whether policies and related targets in LDPs have been met or progress is being*
- *made towards meeting them, including publication of relevant supplementary planning guidance (SPG);*
- *where progress has not been made, the reasons for this and what knock on effects it may have;*
- *what aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
- *if policies or proposals need changing, what suggested actions are required to achieve this.*

1.6 The monitoring of the LDP will in part be used for the monitoring of the sustainability performance of the plan through the SA/SEA Assessment. Where possible indicators have been chosen which serve both needs. There is a cross over therefore with the information used to monitor the plan and that used to inform the SA/SEA monitoring.

### **Format and Content**

1.7 The purpose of the AMR is to monitor the effectiveness of the Strategy and Policy Framework in the LDP and to consider whether amendments to these are required. The principle function of the whole monitoring process is to identify if and when a revision to the LDP should take place. Monitoring the performance of the LDP can assist the authority to:-

- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the LDP;
- Identify areas of success; and
- State the intended actions the TCBC will take in rectifying any issues to ensure successful implementation of the policy/delivery of a site or any revision that needs to take place.

1.8 The monitoring process for both LDP monitoring and SA Monitoring involves the collation and interpretation of significant datasets. The Council considers that the inclusion of this more detailed information within the AMR would lead to the report being overly long and complex, therefore the report focuses on just the inclusion of the key results.

1.9 The remaining sections of the Annual Monitoring Report will be structured as follows:-

- **Chapter 2 - Monitoring Framework** explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal is required;
- **Chapter 3 - Contextual Change** analyses the potential impact of factors such as economic climate, local issues and changes to national policy on implementation;
- **Chapter 4 - Local Development Plan Strategy and Policy Monitoring** provides an analysis of the effectiveness of the LDP policy framework in delivering the plan's targets;

- **Chapter 5 - Sustainability Appraisal Monitoring** analyses the impact the LDP is having on social, economic and environmental well being of Torfaen; and
- **Chapter 6 - Conclusions and Recommendations** provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.
- **App A - Detailed LDP Monitoring Tables**
- **App B - Detailed SA Monitoring Tables**
- **App C - Changes to LDP & SA Monitoring Framework**
- **App D - Status of Site Allocations**

1.10 The AMR has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004); and the Habitats Assessment Regulations (2004).

## 2. Monitoring Framework - Overview

2.1 The AMR will report progress on the LDP using the following 2 monitoring elements:-

- The LDP Strategy, policies and proposals; and
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment.

The Monitoring Frameworks for the above identified in Appendix A and Appendix B

### Developing the Monitoring Framework

2.2 The Monitoring Framework sets out the mechanism by which the implementation of the LDP Policies and the LDP Strategy will be assessed. However, the LDP Manual advises against assessing every LDP Policy as this would be onerous and cumbersome and would result in a long-winded assessment process. Consideration should be given to what exactly needs to be monitored and what should not be monitored.

2.3 In monitoring the effectiveness of the LDP it makes sense to monitor what the LDP is seeking to achieve i.e. the LDP Objectives. It is from the Objectives that the LDP Strategy and Policies have been derived. The LDP identifies the Policies, which support each of the 18 LDP Objectives; this information is also contained in the Monitoring Proforma for each LDP Objective as part of this Monitoring Framework.

2.4 The 7 Strategic Action Areas (SAA's) (excluding the British SAA) identified in the LDP as land use allocations make up the majority of the provision of residential units, employment land and community facilities to be allocated in the LDP and therefore, the successful implementation of the 7 SAA's will provide the greatest impact in the LDP Strategy. They will provide a reasonable gauge on how the other LDP Policies are performing and whether there are any policies not being implemented e.g. provision of residential dwellings and employment land.

2.5 The Monitoring Framework sets out the indicators against which the LDP will be monitored. As outlined above it is intended to monitor the LDP Objectives and the 7 SSA Policies. Targets may relate to the achievement of certain levels of development by specified time frames and may be set annually or at an interim point in the plan period. The target for the whole plan is to achieve implementation of the plan strategy. Other elements of the Monitoring Framework are outlined below:-

- **Monitoring Aim** - Sets out the position as it would be at the end of the LDP Period if the Objective/Policy is implemented as intended (i.e. achieving the anticipated outcome).
- **Policy Target** - Specific policy aim that the indicators will assist in assessing performance.
- **Monitoring Target 2017** - Sets the desired position at 2017 to enable progress to be monitored which is the 4 year period after implementation when a formal review of the plan is required.
- **Indicators** - These are the detailed monitoring criteria to measure the performance of a particular Policy/Objective.
- **Annual / Interim Monitoring Target** - Sets out the position at a specified date which indicates policies are performing effectively.
- **Data Sources** - This identifies the dataset that will enable the indicator to be monitored.

- **Bodies Responsible** - These are the bodies which will provide the required data Source Data.

### **Trigger Points**

- 2.6 The indicators and targets in the Monitoring Framework give 'Assessment Triggers' to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are activated then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be implemented by the Council in this event; these will depend on the extent to which the target appears not to have been met and the status of development sites which are important to the delivery of the strategy. Contextual indicators will also be used in the AMR to evaluate if it is actually the plan which is not achieving the targets or if there are external factors (such as the economy) which are outside the control of planning.
- 2.7 The following options are available to the Council in association with each of the indicators and associated triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.
- Continue Monitoring;
  - Officer Training Required;
  - Production of Supplementary Planning Guidance/Development Briefs;
  - Policy Research;
  - Policy Review; and
  - Plan/Strategy Review.
- 2.8 It should be noted that if an Objective or a Policy reaches 1 or more of its Trigger Levels, it should not be assumed that the Objective / Policy is failing to be implemented. There may be extraneous circumstances that are causing the poor performance in respect of the Trigger Level that the LDP has no control over, or the Objective/Policy may be failing in part due to the over achievement of others. Where it is found that the Monitoring Framework results are affected by factors outside the control of the LDP, amending the LDP will have no effect and will not ensure the implementation of the Objective/Policy as required by the Regulations. The trigger levels provide an opportunity to investigate the performance of a policy in achieving a desired objective.
- 2.9 The Monitoring indicators are linked to specific LDP Objectives and LDP Policies. Interim target dates listed in the table relate to the 1<sup>st</sup> April of that particular year. Data will be collected at an April 1<sup>st</sup> base date for incorporation into the AMR to be submitted in October of the year.

### **Sustainability Appraisal Objectives and Targets**

- 2.10 The Sustainability Appraisal of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 23 objectives and indicators designed to monitor the environmental credentials of the LDP

### **Site Monitoring**

- 2.11 As part of the AMR an update on the delivery status of all allocated housing/employment sites and other allocations will be submitted. This will highlight what activity has taken place in any given year including preparation of studies/pre

app discussions/planning permissions etc. If sites are not being progressed as anticipated, this will be interpreted as a trigger and appropriate action will be taken by the Council as needed.

### **Core Indicators**

- 2.12 LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-
1. The housing land supply taken from the current Housing Land Availability Study; and
  2. The number of net additional affordable and general market dwellings built in the LPA's area.
- 2.13 The LDP Manual identifies other mandatory indicators which should be included in the Monitoring Frameworks; and these are shown in paragraph 4.12 and Table 4.5 of this AMR. The Council has then identified locally specific indicators relevant to measuring the implementation of the Torfaen LDP alongside these.

### **3. Contextual Change**

- 3.1 In assessing the performance of the LDP and hence determining whether a full or partial review of the LDP is required it is necessary to consider any contextual changes that have occurred in the preceding year that may have affected the delivery of the LDP. This will comprise an analysis of how the LDP has been affected by local, regional and international factors in recognition of the fact the LDP does not exist in isolation and its delivery can be impacted on by external economic trends. The analysis will also consider whether changes to national planning policy have any implications for the LDP. By seeking to understand how different factors have affected delivery of the LDP, the Council will gain a better understanding of what it can do to implement the plan effectively. In focusing on the factors it can influence, and accepting that some factors are beyond its control, the Council will be able to better support delivery of its objectives and future strategies
- 3.2 The following section looks at the factors that may have influence on development in Torfaen CBC or may necessitate a part or full the review of the LDP:-
- National Context (Overview, Legislation, Policy & Evidence);
  - Regional Context (Policy & Evidence); and
  - Local Context (Overview, Policy & Evidence).

#### **National Context Overview**

- 3.3 The UK economy recently suffered its deepest recession since the 1930s with the 'Great Recession' of 2008/9 which was caused by the 2007/8 financial crisis, rising global commodity prices, the sub-prime mortgage crisis and the subsequent significant credit crunch. The construction / commercial investment industry was hit hard and contracted in terms of housebuilding, commercial returns and new investment, construction materials production and the labour force itself. But like all recessions it is cyclical and there is now a steady recovery in all of these areas, especially since the stagnation of 2013. However, from the local economic information below, it is clear that we have not yet returned to the growth and investment levels of before 2008. However, according to the ONS the UK economy (GDP) is now (Q2 of 2015) 5.4% bigger than its pre-crisis peak.
- 3.4 Also, since 2010, the Government has been pursuing 'Austerity Measures' aimed at cutting the national budget deficit by reducing public spending and the cost of the welfare state, in the financial year 2009-2010 this was 11% of GDP, it is now 3.9%. However, the NHS and education were "ring-fenced" and protected from spending cuts and 'austerity' is expected to last up to 2018. Austerity measures have also included the under-occupancy penalty, popularly known as 'bedroom tax' and have resulted in the reduction in the number of public sector employees which has been compensated for by the growth in the private sector in the UK overall.
- 3.5 Also, in the 2015 summer budget it was announced that tax relief which buy-to-let landlords in the top tax brackets receive on their mortgage interest payments would be reduced on a phased bases from 2017 (cutting it from 40% or 45% to 20% by April 2020). The long term impact of this future tax change is not known, but it may result in higher rents; less private rented properties being available in Torfaen; or tenancies being terminated and properties sold to reduce tax liabilities or improved or sub-divided to increase income. It is noted that Torfaen does not have a strong rented market in the first place. Although, it is considered this would be to the

advantage of first time buyers who compete for these cheaper properties. However, it is considered that this announcement currently has no significant implications for the LDP, but may affect long term affordable housing need and policy or the Council's programmes to reduce empty properties and stimulate the private rented sector.

- 3.6 Finally, on a positive note, continuing low inflation and mortgage rates; and the recent stamp duty land tax changes (December 2014); with the Government's 'Help to Buy' (NewBuy Cymru) mortgage scheme are also helping to drive housing and commercial sector growth.

### **National Legislation and Policy**

- 3.7 The AMR needs to consider whether changes to national legislation, regulations and policy planning have any significant implications for the LDP. If the implications are significant, consideration is given if it necessitates a review of the LDP. Since 1<sup>st</sup> January 2014 the following relevant 'documents' were issued by the National and Welsh Governments:-

- 3.8 **Housing (Wales) Act 2014** - gained Royal Assent and became law on 17<sup>th</sup> September 2014. The key elements of the act relate to: compulsory registration and licensing scheme for private rented sector landlords and letting and management agents; reform of homelessness law; introduction of standards for local authorities on rents, service charges and quality of accommodation; Council tax rates on long-term empty properties and certain types of second homes; it updates (Section 225 of the Housing Act 2004) the requirement for Councils to carry out periodic assessments of the accommodation needs of Gypsies and Travellers living or staying in its area from time to time by requiring the Gypsy & Traveller Accommodation Assessment (GTAA) to be submitted to the Welsh Ministers by 25<sup>th</sup> February 2016 and currently every 5 years thereafter; and finally, it places a further duty on the Local Housing Authority to provide sites for Gypsies and Travellers where an unmet need has been identified for its area (using its powers under section 56 of the Mobile Homes (Wales) Act 2013).

- It is considered that this Act currently has no significant implications for the LDP. The accommodation needs of Gypsy & Travellers in Torfaen have recently been assessed and provided for in the adopted LDP; progress on which is reported elsewhere within this AMR. The results of the future Torfaen GTAA 2015, which is being undertaken for submission to the Welsh Ministers in February 2016, will be reviewed in the 2016 AMR.

- 3.9 **The Well-being of Future Generations (Wales) Act 2015** - gained Royal Assent and became law on 29 April 2015. The Act strengthens existing governance arrangements for improving the well-being of Wales to ensure "that the needs of the present are met without compromising the ability of future generations to meet their own needs", which is known as the "sustainable development principle".

- 3.10 It identifies Seven goals (i.e. a prosperous, resilient, healthier, more equal and globally responsible Wales; and a Wales of cohesive communities, vibrant culture and thriving Welsh Language) to improve the well-being of Wales and introduces national indicators (which have not yet been produced), which will measure the difference being made to the well-being of Wales. It defines "sustainable development" as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the 'sustainable

development principle', aimed at achieving the above well-being goals. Five governance principles are also provided (i.e. long term; integration; collaboration; prevention; and involvement) to aid in the consideration of this work.

- 3.11 It places a duty on the Council to carry out sustainable development, which must include: setting and publishing "well-being objectives" in its "Well-being Statement" that are designed to maximise its contribution to achieving each of the well-being goals, and taking all reasonable steps, in exercising its functions, to meet those objectives. Each year the Council must publish an annual report showing the progress it has made in meeting these objectives and be audited by the Auditor General for Wales on this work.
- 3.12 It establishes a Future Generations Commissioner for Wales to act as an advocate for future generations; who can also make recommendations to the Council.
- 3.13 Finally, it established statutory Public Service Boards (PSBs) for each local authority (comprising the Council, the local Health Board, the local Fire & Rescue Authority and National Resources Wales (NRW); as well as invited participants such as the Welsh Ministers, Chief Constable, Crime Commissioner, voluntary organisations, etc.). It requires the PSB to also assess the state of economic, social, environmental and cultural well-being in its area; and set objectives that are designed to maximise the PSBs contribution to the wellbeing goals. Each PSB must also prepare and publish a "Local Well-being Plan" setting out its objectives and the steps it will take to meet them; with an annual review of their plan showing their progress. When producing their assessments of local well-being and Local Well-being Plan, PSBs must consult widely.
  - It is considered that this Act currently has no significant implications for the LDP, which was prepared iteratively with a Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) which accords with sustainable development principles. Indeed, it is also considered that the LDP evidence base, associated SEA/SA and AMR will help inform both the Council's and Torfaen PSB's assessments of local well-being and respective Local Well-being Statement and Plan. Similarly, the national well-being indicators, these Council and Torfaen PSB documents, well-being objectives, annual reports, and any new associated evidence will inform future AMRs and the production of the expected Cardiff City Region SDP and the Torfaen LDP or LDP Light; but much depends on the timescales of their production, which are not yet known or completed.
- 3.14 **Planning (Wales) Act 2015** - gained Royal Assent and became law on 6<sup>th</sup> July 2015 and covers the following areas; noting that there is a plethora of secondary legislation, commencement orders, new guidance, consultations and delivery bodies required for it to be fully implemented:-

### **Development Plans**

- 3.15 **National Development Framework** - The Act allows the Welsh Government to produce a National Development Framework (NDF); which will be the national development plan for Wales and replace the Wales Spatial Plan. The NDF will set out our key planning policies to provide clear direction to all levels of the development plan framework (i.e. the subservient Strategic Development Plans (SDPs) and LDPs which must be in 'conformity' with it) by identifying key locations for growth and new infrastructure over a 20 year period (reviewed every five years), as well as the development plan context for the Welsh Ministers to make decisions on 'Developments of National Significance' (DNS); applications for which they will be determined within 36 weeks with no rights of appeal.

- 3.16 The NDF will reflect the seven well-being goals and associated five governance principles and Planning Policy Wales (PPW) and draw on national policies covering areas such as natural resources and transport and will help to maximise the potential benefits from funding streams and support the delivery of infrastructure plans. It is expected to cover: the key areas of change for housing; economic development and sector growth and implications for places; renewable energy opportunities; areas of significant natural resources; electrification of rail lines, Cardiff Airport, road schemes and connectivity; infrastructure development of national significance; and the Welsh Language.
- 3.17 Public engagement on the draft NDF will include a 12 week statutory consultation period. The Welsh Ministers will publish a statement of public participation for the NDF setting out: the form of the consultation; when consultation will take place; and the steps that will be taken to involve the public. In addition, there will also be extensive engagement through the parallel SA/SEA process, which will incorporate a Welsh Language Impact Assessment and will underpin the development of the NDF.
- 3.18 Local planning authorities will review their LDP as soon as possible following the publication either an SDP or NDF to ensure it is in general conformity, particularly where new policy or issues have arisen. If the LDP is not in general conformity it will need to be revised.
- 3.19 As regards timescales, the WG have just finished consulting on detailed proposals for 'Developments of National Significance', including the thresholds and criteria of what qualifies as an application for DNS; and expect to consult on the Draft NDF in 2017 and approve it in 2019.
- It is considered that this part of the Act currently has no significant implications for the LDP; especially given the timescales of the production of the NDF.
- 3.20 **Strategic Development Plans** - The Act also introduces powers to designate strategic planning areas and establish strategic planning panels. The Panels, to be made up of members of relevant local planning authorities and other nominated members, will be responsible for preparing a 15-20 year Strategic Development Plan (SDP), a new sub-regional strategic level development plan. These strategic plans will only apply to cohesive regions of greater than local significance (expected to be Cardiff, Swansea and the A55 corridor in North Wales). Matters covered could include the strategic elements of LDPs; such as housing, employment, transport, Gypsy and Traveller provision, minerals and waste.
- 3.21 The SDP process and procedures will mirror the current LDP process, requiring the publication of a 'Community Involvement Scheme' setting out who will be engaged and at what stage they will be consulted; as well as a parallel SA/SEA process and the production of an Annual Monitoring Schedule (AMS) and subsequent review every 4 years.
- 3.22 As regards timescales, WG are expected to direct the 'responsible planning authority' to submit a proposal for a Cardiff SDP area in 2015, for submission and their agreement in 2016. The SDP area / Panel would be established in 2017; who would then commence the 4 year preparation process to adopt the SDP in 2021. WG also expect to publish their guidance on form and content of an SDP in 2017; and are currently consulting on proposals relating to the Strategic Planning Panels Regulations: composition and financial matters.

- It is considered that this part of the Act currently has no significant implications for the LDP; but the Council expects that Torfaen will be included within the Cardiff SDP area.

3.23 **Local Development Plan ‘Light’** - LDPs in their current form will no longer be required within areas covered by an SDP, rather an LDP ‘light’ (LDPL), primarily dealing with site allocations not made by an SDP and development management policies will be prepared. WG expect LDPLs to be prepared in parallel and conformity with the SDP (and NDF) in 2017 and also be adopted in 2021. Like LDPs, they will cover a 10-15 year period, have an AMR and be reviewed every 4 years.

- It is considered that this part of the Act currently has no significant implications for the LDP. However, under Section 12 of the Planning (Wales) Act, a Plan ceases to be a LDP on the expiry of the period for which it is specified to have effect; which in the case of the Torfaen LDP is 31<sup>st</sup> March 2021. Therefore, in order to maintain a plan-led system in Torfaen, it is critical that the above SDP / LDPL adoption timescales are met; with consideration of a full LDP review also being a future option.

3.24 **Place Plans** - to empower local communities, local planning authorities are expected to work with town and community councils who wish to prepare Place Plans (PPs) on thematic or site specific guidance to supplement the policies and proposals in an adopted LDP using existing Supplementary Planning Guidance (SPG) procedure to add fine grain detail, such as design and layout principles, where local communities consider it appropriate. They could also provide a steer to distribute funding raised from a Community Infrastructure Levy (CIL), potentially accessing 15% of funds to support local ‘infrastructure’.

- It is considered that this part of the Act currently has no significant implications for the LDP.

3.25 **Development Management** - A variety of administrative measure have been introduced including a Council pre-application services and standard pre-application fees; pre-application consultation with community and statutory consultees on certain ‘major’ types of development; applications to the Welsh Ministers for Developments of National Significance and the option for applications to be made directly the Welsh Ministers where a Council has been designated as poorly performing; the Welsh Language being a material consideration; the requirement for Notification to be given to the Council before development commences; changes to the size of planning committees and a national scheme of delegation; new planning application validation processes and appeals; removing the ability to vary a planning application once an appeal is submitted; more stringent powers relating to enforcement action, including powers to decline retrospective applications for development subject to enforcement; and the introduction of ‘trigger events’ to prohibit the registration of town and village greens, which includes a planning application being granted.

- It is considered that this part of the Act currently has no significant implications for the LDP.

3.26 **Environment (Wales) Bill** - Whilst not yet law, this Bill is designed to sit alongside the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015 in promoting sustainable use, management and development of Welsh resources.

- 3.27 The Bill requires Natural Resources Wales (NRW) to report on the principality's natural resources and detail their ability to respond to pressures and adapt to climate change. Other public bodies, including councils, will be under a duty to provide information and help NRW draft this State of Natural Resources Report (SoNaRR).
- 3.28 The Bill also requires Ministers to publish a National Natural Resources Policy (NNRP) setting out priorities and opportunities for sustainable natural resource management. It will further set the context for "Area Statements" to ensure that national priorities for sustainable resource management inform local delivery.
- 3.29 The Bill also provides public authorities with a reshaped requirement to seek to "maintain and enhance biodiversity" where this is within the proper exercise of their duties. Councils and other public bodies will also have to try to "promote the resilience of ecosystems". The legislation obliges all public authorities to report on actions they are taking to improve biodiversity and promote ecosystem resilience.
- 3.30 The Bill also includes provisions to tackle climate change, through statutory emission reduction targets and carbon budgeting to support their delivery to ensure that greenhouse gas emissions in 2050 are cut by at least 80% from current baselines.
- 3.31 Other provisions cover waste management, including carrier bags and provide the Welsh Ministers with powers to take action to achieve higher levels of recycling for business waste, food waste treatment and energy recovery.
- 3.32 The Bill also clarifies the law for a number of existing environmental regulatory regimes including marine licensing, land drainage and flood risk management; and provides powers for NRW to enter into certain land management agreements.
- 3.33 The Bill is expected to reach the statute book in 2016, with the first state of natural resources report due to be published by Autumn 2016; and the first policy statement being produced in the following Spring 2017.
- It is considered that this Bill currently has no significant implications for the LDP; although the final Act and associated documents (SoNaRR, NNRP and Area Statement) will be considered in the review of the LDP. Similarly, the Council will continue to monitor the Welsh Government's measures to reduce carbon emissions as they generally have a direct effect on construction costs and thus site viability and the ability to secure S106 contributions (including affordable housing) and CIL; especially when these costs will have a disproportionate greater negative effect in Torfaen's 'weaker' viability areas such as North Torfaen and Cwmbran N&W, unless house prices improve to cover their costs (which are also reducing over time).
- 3.34 **The Historic Environment (Wales) Bill** - Again, whilst not yet law, forms part of the above suite of legislation, policy, advice and guidance that makes important improvements to the existing systems for the protection and sustainable management of the Welsh historic environment. In broad terms, the Bill aims to give more effective protection to listed buildings and scheduled monuments; enhance existing mechanisms for the sustainable management of the historic environment; and introduces greater transparency and accountability into decisions taken on the historic environment. It also aims to provide for a statutory register of Wales' historic parks and gardens; secure a more stable future for Wales' Historic Environment Records (HER); and establish an independent panel to advise on historic environment policy and strategy at a national level in Wales. The Bill is expected to reach the statute book in 2016.

- It is considered that this Bill currently has no significant implications for the LDP; although the final Act will be considered in the review of the LDP and 2016 AMR.

3.35 **Planning Policy Wales (PPW) 6<sup>th</sup> & 7<sup>th</sup> Editions** (February & July 2014) - The main changes in these two Editions relate to:-

- a. the introduction of **Technical Advice Note 23 (TAN23): Planning for Economic Development** (February 2013), which provides guidance for local planning authorities on: developing high level economic planning objectives, assessing the economic benefits of new development, economic development and the rural economy, preparing an evidence base for a Local Development Plan, creating an economic development vision for a Local Development Plan, and determining employment land supply;
  - Torfaen's LDP was generally prepared in conformity with the new guidance set out in PPW and TAN23, therefore, there are no significant implications for the LDP. However, PPW/TAN23 place a stronger emphasis on collaborative working with neighbour authorities, for instance to prepare regional evidence bases for LDPs and other purposes, to inform regional economic visions, scenarios and strategies and to identify strategic employment sites. Indeed, it is expected that this work will be carried out under the Cardiff SDP; noting that the South East Wales Directors of Regeneration and Environment Business Group (funded by SEWSPG) have recently published an Aecom Study on the 'Baseline Economic Analysis for South East Wales' (September 2015).
- b. planning for manage waste, to reflect the new waste policy context set out in the Revised Waste Framework Directive (RWFD) (Directive 2008/98/EC on waste); and Welsh Government policy Towards Zero Waste (TZW) and the Collection, Infrastructure and Markets Sector Plan (CIMS); with the introduction of **Technical Advice Note 21 (TAN21): Waste** (February 2014) and associated 'Practice Guidance' (that sets out more detail on the types of waste technology), which gives advice on planning framework in Wales planning principles; strategic planning for waste; development management; waste planning assessments; and detailed planning considerations; and
  - The Torfaen LDP was generally prepared in conformity with the new guidance set out in PPW and TAN21 given the content of the RWFD, TZW, CIMS and TAN21 was already generally known during this process, therefore, there are no significant implications for the LDP.
- c. sustainable buildings policy, as a result of coordinated changes to other documents and the building regulations. In addition, **Technical Advice Note 22 (TAN22): Sustainable Buildings** (2010) was cancelled on 31 July 2014 to coincide with changes to **Part L** of the 'Welsh' Building Regulations (relating to energy efficiency) coming into force and the national planning policy requirement for sustainable building being withdrawn from Planning Policy Wales. Key elements of the guidance on sustainable buildings, contained in TAN22, were included in an update to **Technical Advice Note 12 (TAN12): Design** (July 2014). In particular, TAN12 has been amended to include information on the energy hierarchy; allowable solutions; and sustainable building policies on strategic sites in local development plans. Associated Practice Guidance and has been produced to advise local planning authorities and developers on "Planning for Sustainable Buildings" (July 2014) along with a Clarification Letter **CL-03-14** on 'Planning for Sustainable Buildings (June 2014) and a 'Dear CPO Letter' on PPW (7th Edition).

- The changes relating to sustainable buildings have moved consideration of matters such as Code for Sustainable Homes and BREEAM (for non-residential building) requirements from planning to Building Regulations. Noting that, some developers subsequently made successful planning applications to remove planning conditions requiring dwellings to be built in accordance with the previous national policy Code for Sustainable Homes requirements; as homes are cheaper to build under the Building Regulations transitional arrangements (this important in the Council's consideration of residential viability and the cost implications of the latest Part L of the Building Regulations). These changes effect LDP Policy S2 (Sustainable Development) and more so Policy S3 (Climate Change); but as these policies were respectively written referring to utilising 'sustainable construction techniques' or the 'national standards', they are flexible enough for this to mean either the previous Code / BREEAM standards or the current Part L requirements. However, the associated reasoned justifications are now out of date as they refer to the Code, BREEAM and TAN22; notwithstanding the fact that development management can take the more up-to-date national guidance into account as material considerations in any event. Furthermore, as encouraged by the latest PPW, TAN12 and associated Practice Guidance, with regards to LDP strategic sites (SAAs and housing sites of over 100 dwellings), paragraph 5.3.6 of the LDP already encourages, subject to viability / deliverability, developers to consider exceeding national standards within the site Development Framework or Design and Access Statement. Therefore, there are no significant implications of these changes, as the LDP is still generally in conformity with the guidance set out in the latest PPW and revised TAN12.

- 3.36 **Technical Advice Note 1 (TAN1): Joint Housing Land Availability Studies (JHLAS)** (January 2015) - cancelled the previous TAN (June 2006) and associated Process Guidance Note (September 2012). The main changes have been to link the assessment of the JHLAS to the AMR (paragraph 6.1 of TAN1) and that land supply can now only generally be calculated against the residual requirements of an adopted Plan (or by using an 'average annual requirement' method if less than 5 years of the Plan period remain). TAN1 also provides step-by-step guidance on producing a JHLAS and the format of the JHLAS Report itself.
- 3.37 Without an adopted Plan, paragraph 8.2 of TAN1 states that an LPA "will be unable to demonstrate whether or not they have a 5-year housing land supply and effectively will be considered not to have a 5-year supply"; thus the 2006 TAN1 'previous build rate' method of calculating land supply in such situations can no longer be used.
- 3.38 Finally, paragraph 3.4 (and similarly para 2.4) of TAN1 advises that "Where the AMR identifies a shortfall in the required 5-year housing land supply the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part."
- Noting the above comments, the assessment of the implications of this latest TAN1 is made under the 2015 Torfaen Joint Housing Land Availability Study section below.
- 3.39 **Technical Advice Note 15 (TAN15): Development and Flood Risk** (2004) - Following on from the Clarification Letter **CL-02-2014** 'Increasing flood risk and the responsibilities of Members in the planning system' (May 2014) the Development

Advice Maps (DAMs) associated with TAN15 were updated in January 2015 along with an associated 'Dear CPO Letter'. The **2015 DAMs** replace the earlier DAMs, dated 2013, which were cancelled.

- The LDP site allocations have been reviewed in the light of these new 2015 DAMs; and the Zone C2 Areas (of floodplain without significant flood defence infrastructure) have increased on the two following sites:-
  - SAA1 - Cwmbran Eastern Strip, the site has already been granted planning permission for mainly 'less vulnerable' retail and employment uses and a 'highly vulnerable' hotel; which included consideration of flooding in a Flood Consequences Assessment (FCA), based upon the 2013 DAMs and detailed site investigation; which was agreed by the Environment Agency Wales (now NRW) and a mitigation scheme has been approved and implemented. However, it is considered that this new 2015 DAMs information can be considered as part of further reserved matters applications or a new application for the residual 2.7ha part of the site, now owned by the Welsh Government, that remains undeveloped; and
  - SAA5 - The British, Talywain, Pontypool, it has always been known that part of this site lies within a Zone C2 floodplain, as it is the intention for the reclamation and future redevelopment (mainly 'highly vulnerable' residential development beyond the Plan Period) of part of this site to address the current issue of minewater flooding. Therefore, the change in the Zone C2 floodplain as a result of the new 2015 DAMs can be considered as part of this remediation scheme.

Therefore, it is considered that the publication of the latest TAN15 DAMs do not necessitate the review of these two LDP site allocations.

- 3.40 **The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015** - came into force on 28<sup>th</sup> August 2015 and amended the previous 2005 LDP Regulations; the main changes of note being: removal of the alternative sites stage (Reg20/21); requirement of a review report to precede any plan revision; provision for a local planning authority to carry out a selective (or partial) review; provision of a new short form procedure for revision of an LDP where the LPA considers that issues involved are not of sufficient significance to warrant the full procedure; and requirement for a call for candidate sites and a candidate site register. **PPW 7<sup>th</sup> Edition, Chapter 2** (August 2015) on 'Local Development Plans' was also amended in line with these changes and a new **LDP Manual Edition 2** (August 2015) was also published. For both a full or partial review of the LDP the Council would have to submit a 'Review Report' (within 6 months of the AMR) and a revised 'Delivery Agreement' (if the review is agreed) to WG; and the whole review process would have to be subject to 'Strategic Environmental Assessment'. It is expected that a full LDP review would take about 3 years to complete and a partial review about 1 year to 18 months (depending on if a 'call for sites' exercise is undertaken) from WG agreeing the 'Delivery Agreement'.
- Therefore, it is considered that whilst the publication of these documents do not necessitate the review of the LDP. The removal of the 'alternative sites stage' is welcomed as well as the potential of a partial LDP review; which provides the Council with another review option in this AMR other than a full LDP review. However, a partial LDP review is still complex, time consuming and not without risk; noting that a statutory review of the LDP would have to commence in December 2017 in any event. Finally, the LDP Manual (Edition 2) requires two

additional housing and employment core indicators to be reported in the AMR, which have been included in Table 4.5 below.

- 3.41 **Future Configuration of Welsh Local Government** - Following on from the publication of the **Williams Commission Report** on 'Public Service Governance and Delivery' (January 2014); consultation on two associated **White Papers** (in July-October 2014 and February-April 2015); the Welsh Government, in June 2015, published its **Map** for the future configuration of Wales' current 22 local authorities; and announced the Draft Local Government Mergers and Reform Bill which become the **Local Government (Wales) Bill 2015** and is expected to be published for consultation in the autumn. Whilst the Williams Commission suggested 10-12 local authorities, the Welsh Government are now suggesting 8-9; and in South Wales their proposals are for:-
- Swansea and Neath Port Talbot;
  - Bridgend, Rhondda Cynon Taf and Merthyr Tydfil;
  - Cardiff and the Vale of Glamorgan;
  - Blaenau Gwent, Caerphilly, **Torfaen**, Monmouthshire and Newport; and
  - Powys.
- 3.42 This new 'Gwent' Council, will map exactly onto the Aneurin Bevan University Health Board and Gwent Police footprints (which relates to the future Public Service Boards); and would be the biggest Council in Wales with around 600,000 population. It is not expected that these proposals will be implemented until 2020; and there is a long way to go before this reconfiguration actually happens in terms of consultation, progress on the Bill and the fact that there is a Welsh Government election in May 2016. In addition, the Welsh Government is not proposing to remove or merge the three Welsh National Park Planning Authorities; which means that the Brecon Beacons NPA will remain.
- Whilst these WG reconfiguration proposals do not affect the current LDP, they will have a bearing on the Council's future options (and risks) in its review, especially in terms of joint working, joint local plans and the fact that the new 'Gwent' Local Authority, if constituted, will be asked to approve the Cardiff City Region SDP at the end of its production stage.

## National Evidence

- 3.43 **Household / Population Projections** - In preparing the LDP, the Council and the LDP Inspector took the Welsh Government's 2008 based household projections, 2011 Census information (July 2012) and the 2011 mid-year estimate (September 2012) into account (see Examination Document ED13 - 'Torfaen Population and Housing Position Statement', March 2013).
- 3.44 However, in February 2014, after the LDP was adopted, the Welsh Government published a new set of **2011 Based Household Projections for Wales** (based on the 2011 Census); which are summarised as follows:-
- These 2011 based household projections show that for a number of authorities including Torfaen, total population is expected to increase by 2026 then decrease but remain higher than the 2011 level;
  - The 2011 based projections suggest that the population of Torfaen will increase by 1.7% (1,600 people) from a figure of 91,200 to 92,800 by 2021;

- Average household size in Torfaen is expected to decrease from 2.34 in 2011 to 2.30 in 2021. These figures are higher than the Welsh average where average household size in 2011 was 2.31 and forecast to decrease to 2.25 in 2021; and
  - The 2011 based household projection for Torfaen consider that the 38,600 households in 2011 will rise to 40,000 households in 2021, representing a growth (3.5%) of 1,400 households by the end of the LDP Plan Period; slightly below the Welsh average of 4.2%.
- 3.45 It is noted that the LDP's 'growth and regeneration strategy based' 4,700 dwellings (2006 to 2021) housing requirement (i.e. with 3,711 dwellings remaining to be delivered from 2011) is in excess of the Welsh Government's 2011 'trend' based 1,400 household projection over the period 2011-2021 in any event. This issue was the subject of the later WG Policy Clarification Letter (**CL-01-14**) on 'The use of the Welsh Government 2011 household projections for land use planning purposes', issued in April 2014; which considers that they may be lower than previous projections because of the effect of the recent economic crisis, which along with other evidence and the Plan's strategy should be borne in mind when writing LDPs. Therefore, the projections are a 'starting point' and are 'not an end in themselves'; which effectively supports the higher LDP growth strategy.
- 3.46 As regards monitoring the progress of this forecast population / LDP growth, the **mid-year population estimates** for Torfaen for **2013** was 91,400 and for **2014** was 91,600, representing a 0.59% increase in population since the 2011 based projection were made. This shows that the WG 2011 based projection and LDP strategy for an increase in population in Torfaen appears to be happening. Finally, the latest, 2014 based Welsh Government household projections are expected shortly; and these can be considered in the next 2016 AMR.
- Given that the LDP's 4,700 dwellings housing requirement is in excess of the latest WG 2011 based household projections (and WG's 2008 based projections for that matter); in line with their subsequent Policy Clarification Letter (**CL-01-14**); and as growth is happening (as confirmed by the 2013 & 2014 mid-year estimates), it is considered that the LDP does not need to be reviewed as the result of the latest WG 2011 based household projections or associated Policy Clarification Letter.

## Regional Context

- 3.47 **South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) on Aggregates 1<sup>st</sup> Review** (2014) - The first RTS for South Wales was produced in October 2008, and based on the identified need requirement for Torfaen of 400,000 tonnes per annum. The LDP subsequently through Policy M3 made a 7.2Mt allocation in the Tir Pentwys Preferred Area for Aggregates; which covers the period 2013-2031.
- 3.48 The RTS 1<sup>st</sup> Review, was endorsed by the Council at the Joint South and North Wales RAWPs Member Forum on 1<sup>st</sup> April 2014 and subsequently by the Welsh Minister on 1<sup>st</sup> August 2014 along with an associated Policy Clarification Letter **CL-05-14** setting out support for the approach taken in the 1<sup>st</sup> Review regarding the calculation of landbank for the purposes of the RTS apportionment process. The RTS 1<sup>st</sup> Review has revised the previous RTS requirement and states that there is generally no justification, on sustainability grounds, for requiring a change in the current geographical pattern of supply as, in most areas the existing pattern is sensibly balanced in terms of proximity and environmental capacity. Therefore, as

there are no current aggregate sites in Torfaen, the RTS 1<sup>st</sup> Review makes a 'zero aggregate apportionment' (allocation) for Torfaen.

- The latest RTS 1<sup>st</sup> Review 'zero aggregate apportionment' for Torfaen, as a 'significant contextual change', should trigger a 'Selective Review' of this part of the LDP (under Regulation 41 - Review Report) using the 'Short Form' Procedure (under Regulation 13A and Part 4A). However, there is a current planning application for the site which is expected to be determined shortly, therefore, it is proposed to let this process 'play out' before making a decision on whether to review Policy M3.

3.49 **South East Wales Valleys Local Transport Plan (LTP)** (January 2015) - The South East Wales Valleys Local Transport Plan, which has been jointly produced by Blaenau Gwent, Caerphilly, Merthyr Tydfil, Rhondda Cynon Taf and Torfaen County Borough Councils, sets out the local authorities' priorities for transport schemes in the five year period 2015 to 2020, and their medium and longer term aspirations up to 2030. The document also sets out the Councils' policies for safe, integrated, efficient and economic transport facilities and services to, from and within their area. The LTP can be seen as a bidding document for Welsh Government, Cardiff Metro, Cardiff City Deal and other future funding sources; as well as local government funding from capital, S106 or CIL sources. Local Transport Plans across Wales have replaced Regional Transport Plans, which expired on 31 March 2015.

3.50 Torfaen's 'Short Term Programme' (2015-2020) includes several schemes from the North Torfaen Highway Study (LDP Policy T1/1), Pontypool Park & Ride (Policy T1/2), several walking & cycling route (active travel) schemes (including ones listed under Policy T3), improvements to the B4248 from Blaenavon to Brynmawr and the Pontypridd-Blackwood-Pontypool Bus Rapid Transport Scheme.

3.51 Torfaen's 'Medium and Longer Term Aspirations' (2020-2030) includes Cwmbran Town Centre Improvements (Policy T1/3), Llanfrechfa Link Road (Policy T1/4), other North Torfaen Highway Study schemes Policy (T1/1), Pontypool Bus Station and several active travel schemes (including ones listed under Policy T3).

- It is considered that the South East Wales Valleys LTP has no significant implications for the LDP. The 'Short Term Programme' and 'Medium and Longer Term Aspirations' include schemes allocated in the LDP; progress on which was always expected via a mix of European, national, local and S106 / CIL sources.

3.52 **Cardiff City Deal** - The 'City Deal' process was initiated in late 2011 as part of the UK Government's broader devolution and growth agenda. City Deals provide bespoke agreements between Government and cities that seek to empower localities to drive economic growth by providing additional freedoms and resources, under new local governance arrangements; which for the proposed Cardiff City Deal is likely to be based upon a local government led partnership over a 10-15 years plus time period. The development of a successful proposal relies on agreement of a set of minimum objectives for participant areas, with a minimum guaranteed outcome; typically in terms of access to job opportunities. In many other existing 'City Deal' Cities this has typically led to a transport investment focus on projects that bring people and jobs closer together; so a prime candidate for funding support would be the proposed integrated public transport '**Metro**' network for South Wales, which includes settlements within Torfaen. The Treasury would provide half of the finance, which could be up to £1billion, with the rest coming in match funding from the Welsh Government, Local Authorities, the private sector and EU support. Whilst the majority of projects are expected to be infrastructure provision, they could for

example, include projects that boost skill levels or economic competitiveness. The Cardiff City Deal proposals are expected to be submitted and agreed in 2016.

- It is considered that emerging proposals for a 'Cardiff City Deal' currently have no significant implications for the LDP. However, if successful, it will influence the expected Cardiff SDP and Torfaen LDP/L; and will be considered in future LDP AMRs.

3.53 **Cardiff Strategic Development Plan (SDP)** - the likely Cardiff City Region SDP has been considered in paragraph 3.20 above, under the Planning (Wales) Act 2015 section.

3.54 **Neighbouring LDPs** - As regard the progress on adopting LDPs, from Table 3.1 below it can be seen that the whole of 'Gwent' is covered by adopted LDPs whose plan periods, like Torfaen, generally go up to 2021. The Torfaen and these neighbouring LDP were cognisant of each other's Strategies in their production.

**Table 3.1: LDP Adoption / Review Dates and Plan Periods**

LPA	Adopted	Plan Period	Statutory Review
Caerphilly LDP *	November 2010	up to 2021	October 2013
Blaenau Gwent LDP	November 2012	up to 2021	November 2016
Brecon Beacons NP LDP	December 2013	up to 2022	December 2017
Torfaen LDP	December 2013	2006-2021	December 2017
Monmouthshire LDP	February 2014	2011-2021	February 2018
Newport LDP	January 2015	up to 2026	January 2019

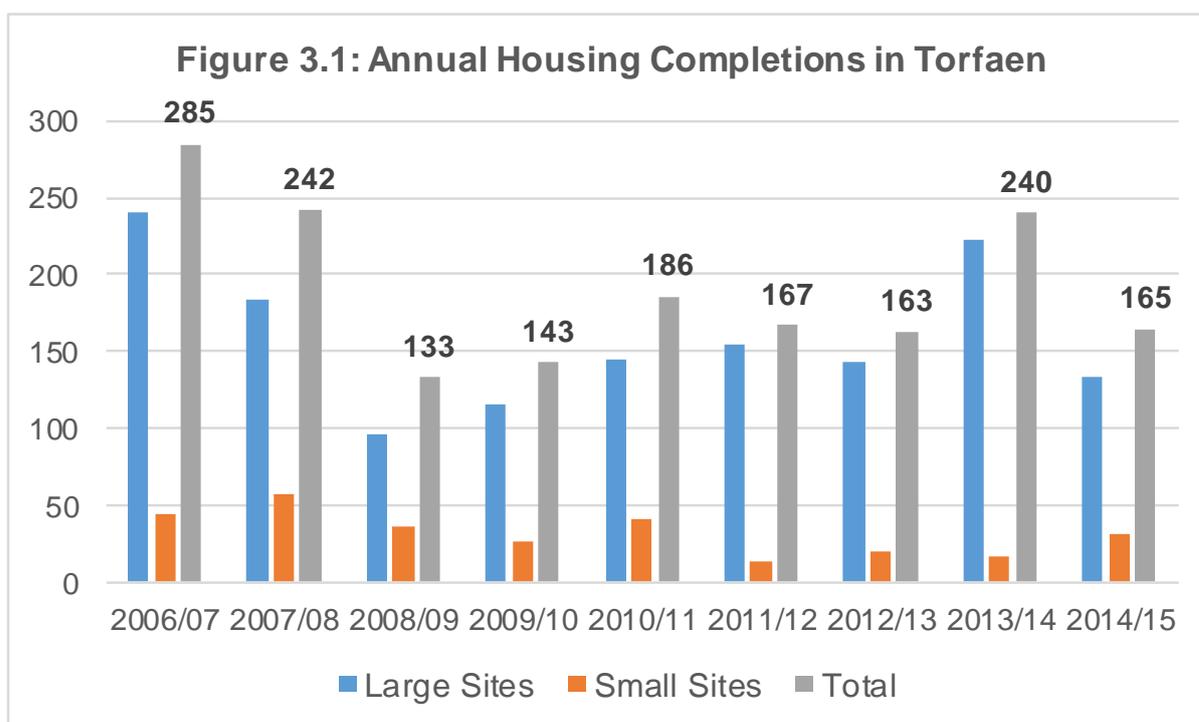
\* For Caerphilly, the 'First Revision' has already commenced in October 2013 and adoption is expected in October 2017; with a new Plan Period up to 2031.

- Caerphilly's emerging First Revision Strategy of more greenfield development in the Caerphilly basin and higher overall housing numbers is considered consistent with the Torfaen LDP and does not necessitate its review. As regards the future first revision of the Torfaen LDP, it is clear from the above statutory review dates and the fact that Caerphilly's review has already commenced that, unless their respective AMRs indicate otherwise, there is some opportunity for joint working, especially with LPAs whose review dates are similar.

## Local Context

### Torfaen Housing Market Overview

3.55 **Housing Delivery in Torfaen** - The Torfaen LDP identifies, in Policy S5, the need for the provision of 4,700 new dwellings between 2006-2021. To date (April 1<sup>st</sup> 2015) 1,671 dwellings (1,724 net of 53 demolitions) have been completed leaving a remaining requirement for the 6 years of the plan period of 3,029 dwellings. Figure 3.1 below outlines the actual completions in the last 9 years of the plan period. The completions rate shows the impact of the recession after 2007/8 with delivery rates only returned to 2007/8 levels in 2013/14.



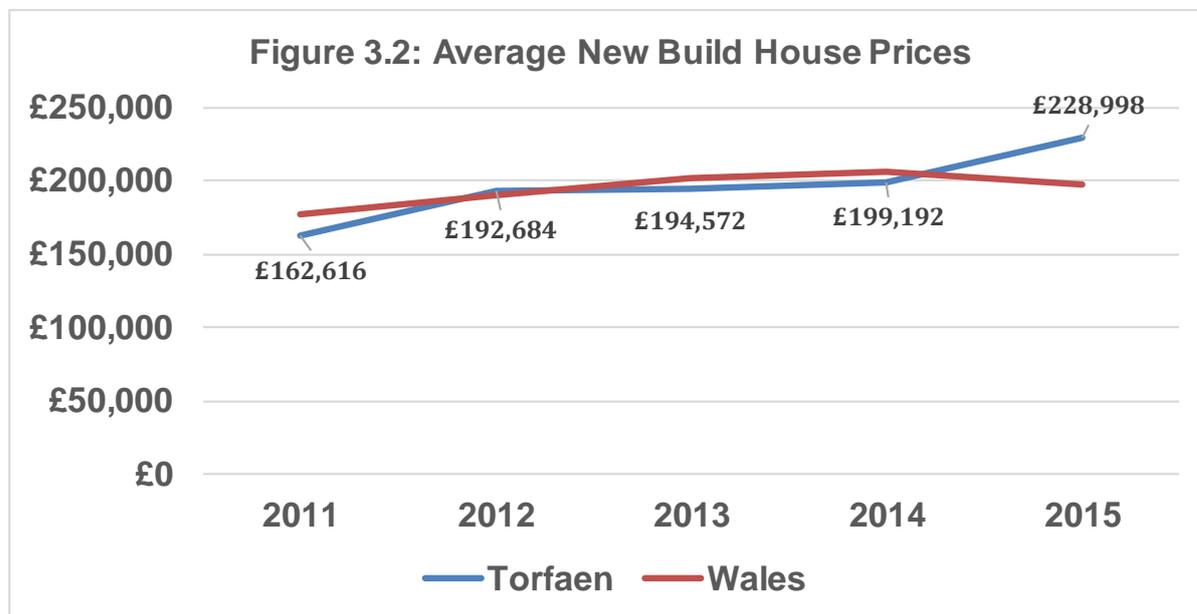
Source - Torfaen Joint Housing Land Availability Studies (Total annual completions shown)

- 3.56 The Housing Table 3.2 below shows the spatial location of these completions across the three Torfaen Housing Market Areas at April 2015 and progress against the associated LDP Housing Sub-Targets of LDP Policy S5.

	Housing Market Area (HMA)		
	North Torfaen	Pontypool	Cwmbran
<b>LDP HOUSING SUB-TARGET</b>	<b>550</b>	<b>1,875</b>	<b>2,275</b>
Dwellings built - January 2006 - April 2015 (A)	290	734	698
Permitted large sites (10+ dwellings) at April 2015 (B)	225	452	1,057
LDP allocations on large (10+) sites (at April 2015)	110	982	1,011
Small sites (<9 dwellings) remaining 2015 - 2021 (C)	640	73	42
Windfall large (10+) sites remaining 2015 - 2021	10	26	42
<b>SUB-TOTAL</b>	<b>695</b>	<b>2,267</b>	<b>2,850</b>
Dwellings demolished January 2006 - April 2015 (D)	10	6	37
Estimated dwelling demolitions 2015 - 2021 (E)	6	4	24
<b>TOTAL (including demolitions)</b>	<b>679</b>	<b>2,257</b>	<b>2,789</b>
Over allocation (including demolitions) when compared to LDP Housing Target	129 dwellings (23% over allocation)	382 dwellings (20% over allocation)	514 dwellings (23% over allocation)
<b>Large Sites Remaining to be Permitted (April 2015) to Deliver LDP Target (LDP Target - ((A+B+C)-(D+E))</b>	<b>-9</b>	<b>626</b>	<b>539</b>

Source - This table is based upon the Housing Sites Table at Appendix 6 of the Torfaen LDP, which provides more detail on how the future small sites, windfall and demolitions calculations are made and lists the sites themselves.

3.57 **House Prices** - Figure 3.1 below shows that average new house prices in Torfaen have been steadily rising over the past few years; and that they generally match the average new house prices for Wales.



Source: Hometrack using Land Registry data (Torfaen figures shown; noting that the 2015 data does not represent a full year's sales and should thus be treated as such)

3.58 **Prospects** - As to the future, given the favourable housing land supply picture above, it can safely be assumed that house prices and number of sales will continue to rise in Torfaen; albeit nationally the market overall currently remains subdued with just a small increase in mortgage approvals and home ownership falling to levels not seen for 30 years. However, a continued economic recovery; with recent increases in people's real earnings and spending power; as well as a national housing shortage; and continuing low inflation and mortgage rates; and the recent stamp duty land tax changes (December 2014); with the Government's 'Help to Buy' (NewBuy Cymru) mortgage scheme are also helping to drive this market growth.

3.59 In addition, development proposals, such as the new Post 16 Education Facility, Cwmbran Regional Town Centre redevelopment and the new Regional SCCC Hospital in Cwmbran should also drive economic and housing growth; as well as Torfaen's strategic location just north of the M4 Motorway (with the preferred alignment of the M4 Relief Road around Newport published in 2014 with completion expected by 2022) and other existing strategic road (A4042T (Newport to Shrewsbury) and A472 (Mid-Valleys Link)) and rail (Marches Railway line (Newport to Shrewsbury) and electrification of the South Wales Mainline by 2018) transport networks and proposed 'South East Wales Metro' proposals (such as the Pontypool Park & Ride facility and improved rail service frequencies on this line) under the estimated £1billion of benefits from the proposed 'City Deal' for the Cardiff City Region.

3.60 Finally, Savills (in their July 2015 'Spotlight on South Wales Residential Development Sales') are predicting 15.3% average second hand house price growth in Wales (2015-2019 - but consider that "new build values may not move at the

same rate”); which given Torfaen’s close correlation with the Welsh average can equally be considered to apply in Torfaen.

- 3.61 **Affordable Housing Delivery** - The Torfaen LDP (Policy H4) seeks to achieve approximately 1,132 affordable homes out of the 4,700 new dwellings expected to be built over the plan period to 2021. This equates to a 24.1% provision of affordable housing or the delivery of 75 affordable homes per year. As of April 2015, 510 affordable units have been delivered and a further 453 have already been permitted until 2021. Therefore, only a further 169 affordable dwellings (1,132 - (510 + 453) = 169) need to be secured from the 1,295 dwellings left to be permitted (i.e. 13% provision) to achieve the LDP affordable housing target; which based upon past performance, appears eminently achievable.
- 3.62 **Gypsy & Traveller Sites Delivery** - Based upon recent Gypsy & Traveller Accommodation Assessments, the LDP (Policy H7) allocated two Gypsy & Traveller Sites in the County Borough. The Council site at the former Race AFC pitch in Pontypool obtained planning permission for 31 pitches in January 2015; and the 1<sup>st</sup> Phase of 10 pitches is expected to be provided this financial year; part funded by Welsh Government Grant. An invalid planning application has been submitted on the remaining 10 pitch private site at Rose Cottage in Pontypool, but is not currently being progressed for personal reasons. The Council is currently carrying out a new Gypsy & Traveller Accommodation Assessment, which will be reported in next year’s AMR.

### **Torfaen Commercial Market Overview**

- 3.63 A good summary of the current state of the commercial property market in the region can be found in the recent Jones Lang LaSalle (JLL) (property advisers) publication ‘OnPoint: South Wales Report 2015’ (link below). This states that “The economy of Wales has moved into a sustained recovery and there is a more positive picture both in terms of employment and business investment”, which doubled between 2013 and 2014.
- [http://www.jll.co.uk/united-kingdom/en-gb/Documents/WEB%20South%20Wales%20Report%202015\\_email.pdf](http://www.jll.co.uk/united-kingdom/en-gb/Documents/WEB%20South%20Wales%20Report%202015_email.pdf)
- 3.64 **Industrial** - JLL consider that, following the 2007/2008 downturn, the industrial sector started to recover in 2012 when the take up of industrial units started to increase, and there is now a reducing supply, and especially a shortage of new larger (100,000+ sqft) units. The industrial sector represented 11% of the total volume of UK transactions in 2014. There has also been continued downward pressure on industrial yields; and the potential for tolls on the Severn Bridges to be reduced or removed following the expiry of the concession in 2018 may also improve growth prospects, especially for logistics companies.
- 3.65 As regards Torfaen, there is a similar picture within the County as vacancies within existing industrial estates have been reducing, more so within the last year; and 30 plus existing premises have been permitted since adoption (for extensions, refurbishment or new build redevelopment); totalling 18,600m<sup>2</sup> of floorspace, which is equivalent to 4.65ha of employment land being developed. In addition Torfaen has a similar shortage of larger units, with a continuing trend of large manufactures leaving the County due to lack of suitable, readily available, land / accommodation; and there are currently similar issues with six existing manufacturers who require either larger or more modern facilities. Indeed when such site or premises are

brought to the market they are quickly taken up, for example the dilapidated former 103,000sqft Ontario building on Pontyfelin Industrial Estate, Pontypool was recently brought back into use by Morgan's of Usk (structural steel buildings) and the modern 70,000+ sqft former Loseley's Ice Cream factory on Llantarnam Park was taken up by other food manufactures almost immediately.

- 3.66 The internal reorganisation of the Arvin Meritor factory in Cwmbran, which forms part of the Cwmbran Eastern Strip SAA1 site, is now almost complete and 440 jobs have been retained; 75 new jobs have been created; and a 2.7ha site has been made available for employment uses.
- 3.67 As regards other Torfaen LDP allocations, the Welsh Government has recently (June 2015) sold the 6.7ha Uskvale site near Pontypool (LDP Policy EET2/6) to Formaction / Starburst (an industrial estate developer who recently invested in the Springvale Industrial Estate in Cwmbran); who intend to build the first phase of 2 x 20,000sqft units (which could be let as a whole or in units of 2,000sqft upwards) this year. The Welsh Government have also recently sold the employment element and other land (totalling 13ha) on the Llanfrechfa Grange SAA mainly to the Aneurin Bevan University Health Board, for the construction of the new regional SCCC Hospital and associated facilities. It is also noted that Torfaen is the first County into Wales, when coming from England / the M4 Motorway, with Tier 1 (Category A) Assisted Area status (between 2014-2020); and thus benefits from the availability of the highest level of business aid from the Welsh Government and certain tax allowances from HMRC.
- 3.68 **Offices** - JLL consider that the South Wales market is constrained by the lack of prime stock in the regions cities (Cardiff, Newport & Swansea); and out of town, investors have been looking towards business parks. The office sector represented 45% of the total volume of UK transactions in 2014.
- 3.69 As regards Torfaen and LDP office sites, there is currently interest to develop of the last three remaining smaller LDP Policy EET1/2, 3 & 4 sites on Llantarnam 'Business' Park in Cwmbran, including proposals for offices. On the same Business Park, 2.96ha of the Llantarnam SAA has recently obtained outline planning permission for B1 uses (up to 14,500m<sup>2</sup> (157,077sqft)) and it is expected that the site will be marketed shortly and serviced within a year as part of the S106 for the adjacent housing site. Griffin Place Communications (contact centre) acquired the 35,000sqft former Capita Symonds modern office space in Llantarnam Park, Cwmbran in 2014. Similarly, the Council is also aware of a 'quality' user currently seeking a 45,000sqft 'office' unit and other space in Cwmbran. On a smaller scale, recently in Blaenavon a local manufacturer has converted the former Blaenavon Hospital (part of LDP housing allocation H3/2) for associated office space; and permission has also been granted to convert the former Blaenavon Library to offices.
- 3.70 **Retail & Leisure** - JLL consider that the retail market continued to strengthen in 2014 and investment demand in good town centres (such as Cwmbran Regional Town Centre) is strong for primary and secondary assets, with tertiary assets being subdued; but less affluent towns (i.e. every other town in Torfaen) are still suffering from a lack of occupier and investor interest. The retail sector represented 20% of the total volume of UK transactions in 2014.

- 3.71 Within Torfaen, the (34,472sqft) former Homebase retail warehouse in Cwmbran was recently let to B&M Bargains (opened in December 2014). Similarly, the (136,000sqft) Cwmbran Retail Park is now fully let. M&G Real Estates are considering the redevelopment of the eastern side of Cwmbran Town Centre (LDP Policy RLT2/1) this year. Finally, the large modern 'Leisure@Cwmbran' complex is now almost fully let (with currently only 2 small vacant units) and is performing well.
- 3.72 Table 3.3 below shows vacancy rates in town centres since the beginning of the Plan Period (noting that care must be taken in their analysis, as the 2006 and 2010 surveys were carried out by GVA and the 2015 by the Council and different town centre areas were used, especially in Cwmbran). Whilst a mix bag of results, they generally reflect national trends; and the overall reduction in vacancy rates in Pontypool and more notably in Blaenavon is welcome.

**Table 3.3: Town Centre Vacancy Rates in Torfaen**

Town Centre	2006 Survey	2010 Survey	2015 Survey
Cwmbran	2.0%	4.3%	5.4%
Pontypool	16.2%	24.0%	13.8%
Blaenavon	26.0%	12.0%	13.0%
National Average	8.0%	11.1%	10.4%

### Local Policy & Evidence

- 3.73 There have been no significant changes in local policy or evidence since the adoption of the LDP. The following documents were, however added to the LDP evidence base.
- 3.74 **Torfaen CBC Joint Housing Land Availability Study 2013** (June 2014) - The JHLAS 2013 provides detailed information on the housing land supply in Torfaen, including numbers of new build housing on large and small sites for the proceeding year, and additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). Based on the past build rates method the report determined there was a **6.6 years** housing land supply in April 2013.
- 3.75 **Torfaen CBC Joint Housing Land Availability Study 2014** (April 2015) - The JHLAS 2014 provides detailed information on the housing land supply in Torfaen, including numbers of new build housing on large and small sites for the proceeding year, and additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). Based on the residual method following adoption of the LDP the report determined there was a **4.7 years** housing land supply in April 2014.
- 3.76 **Torfaen CBC Joint Housing Land Availability Study 2015** (July 2015) - The JHLAS 2014 provides detailed information on the housing land supply in Torfaen, including numbers of new build housing on large and small sites for the proceeding year, and additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). Based on the residual method following adoption of the LDP the report determined there was a **4.8 years** housing land supply in April 2015.

- 3.77 TAN1 (para 3.4) states that “Where the AMR identifies a shortfall in the required 5-year housing land supply the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.”
- 3.78 The latest 2015 JHLAS forecasts a 4.8 years housing land supply (i.e. 2,423 dwellings to be delivered in the 5 years to 2020). This marginal shortfall in housing land supply is mainly due to delays in bringing forward key strategic sites following adoption of the LDP, with build rates lower than anticipated. However, in addition to current sites under construction throughout the County Borough (such as New Road Farm (100 units) and the former Hillside School (54 units) in Blaenavon; the former Trethevin Comprehensive School (124+ units) in Pontypool; and the former Llantarnam Cold Stores (48 units) in Cwmbran), the Council anticipates that a number of major sites will deliver completions in the next JHLAS which will contribute to increasing housing delivery rates. For example, the large 1,200 dwelling South Sebastopol site now has planning permission and so has the 450 dwellings Llantarnam site; with both expected to start later in 2015. Also, the Council continues to promote appropriate new housing development in the County Borough; and other large sites such as the former County Hall (est. 170 dwellings) and former Police College (est. 200 dwellings), both in Cwmbran, are expected to obtain planning permission this year and commence construction shortly thereafter. In addition, the number of ‘Windfall Site’ dwellings is now expected to be higher than that forecast in the LDP; residential demolitions (which are netted of the completion figures) are also expected to be lower than forecast in the LDP; and small site housing completions as per the LDP forecast.
- Whilst this latest 4.8 years housing land supply is marginally below the required 5 years land supply under WG policy, it is an improvement on the 2014 study; and this AMR, rather than triggering a review of the LDP on this matter, sets out a number of actions intended to improve the land supply situation, on an ‘allocated’ site by site basis, in Tables 4.2, 4.3 and 4.4 below, as well as encouraging appropriate ‘windfall’ housing sites.
- 3.79 **Torfaen CBC Local Housing Market Assessment** (June 2015) - The Council has recently replaced the ‘Newport, Torfaen and Monmouthshire Local Housing Market Assessment: Local Authority Report for Torfaen 2010 Update’ (June 2010) using the methodology in the latest WG ‘Getting Started with Your Local Housing Market Assessment: A Step by Step Guide’ (November 2014). Using this WG Guide and local data-sets, the 2015 Torfaen LHMA identifies a need for 152 (80%) socially rented and 39 (20%) intermediate (26 low cost home ownership and 13 intermediate rent) affordable dwellings per annum over the next five years (191 units in total annually); see Table 3.4 below for detailed breakdown by HSMA. In line with the requirements of paragraphs 10.10-10.11 & 14.3 of TAN2 (2006) on ‘Planning and Affordable Housing’, officers are now seeking this revised 80% social rented / 20% intermediate tenure split, within the affordable housing requirements of LDP Policy H4, in all housing sites submitted from now on. This compared to a need for 220 affordable dwellings per annum and a 70% social rented / 30% intermediate tenure split in the previous 2010 LHMA.

**Table 3.4: Torfaen Local Housing Market Assessment (2015): Breakdown of Total Housing Need per annum by Housing Sub-Market Area**

Area	Social Rented	Low Cost Home Ownership	Intermediate Rent	Total
North Torfaen	6.95	3.59	0	11
Pontypool	14.9	9.44	0	24
Cwmbran N&W	14.79	5.27	3	23
Cwmbran S&E	115.65	7.7	10	133
<b>Torfaen</b>	<b>152</b>	<b>26</b>	<b>13</b>	<b>191</b>
Percentage	<b>80%</b>	<b>14%</b>	<b>6%</b>	

- The latest 2015 LHMA shows that there is still a continuing, but reduced, need for affordable housing within Torfaen; with demand shifting towards a greater percentage of social rented properties being required. As a result of this latest Assessment, especially the new 80% / 20% affordable housing tenure split which will be sought from now on, it is considered that the viability of the affordable housing Policy H4 need to be revisited given that RSLs pay slightly less money for a social rented property than they do for an intermediate property - see the next section. However, given this limited change and the results of the viability review below, it is considered that the Torfaen LHMA 2015 does not have a significant implication for the LDP.

3.80 **Affordable Housing LDP Policy H4: Viability Review** - With regards to the % of affordable housing sought within each of the four LDP housing sub-market areas (HSMA), LDP Policy H4 states (inter alia) that:-

*“These percentages may change by 5% increments (increase or decrease), via Supplementary Planning Guidance, if house prices or construction costs change (up or down) as a result of annual monitoring and an update of the Affordable Housing Viability Study.”*

3.81 Therefore, the Affordable Housing Viability Study (AHVS) results has been retested with the latest benchmark land values, house prices, construction costs and the recent 2015 Torfaen LHMA 80% social rented / 20% intermediate affordable housing tenure split. The impact of the new WG Building Regulation requirement for sprinklers (to be provided in new dwellings from January 2016) has not been tested in this AMR, as several developers have already (and more may do so before January 2016) pre-registered their sites under the Building Regulation to avoid their installation costs. Indeed, the installation costs of sprinklers are not yet confirmed as the results of the WG funded RSL sprinklers pilot schemes has not yet been published. Similarly, house prices are likely to have increased by the time sprinklers are being provided, which should cover their cost. However, these costs, once confirmed, will be tested in the 2016 AMR; and they can be taken into account, if applicable, in site specific viability testing of submitted planning applications in the interim.

3.82 The result of this latest affordable housing viability testing for each HSMA is shown in turn below. As with the previous AHVS, the methodology involves high level testing a 1.0ha site at various housing densities with the standard recreation / public open space S106 costs being added; and then also testing a sample of specific allocated sites within each HSMA with known ‘abnormal’ abnormal costs and all relevant S106 costs being added (*these indicative specific site testing inputs and results should not be relied on to test the viability of the actual future site planning applications, as inputs can change*). In each table, the LDP Benchmark Land Value

(BLV) is provided; and the resultant Residual Value (RV) at the relevant LDP Policy H4 affordable housing % (or less if there are viability issues at that %) plus other S106 costs should be at or greater than this LDP BLV for the site to come forward and thus the LDP policy to still be appropriate; which is indicated by a 'traffic light' colour on the RVs. In addition, the full amount of the other S106 costs is also shown; as Members may choose to 'trade' the recreation, open space or in some cases the education contribution, if viability is marginal and they wish to support affordable housing instead. However, highway or biodiversity S106 contributions are not normally 'tradeable', as they are often necessary to make a development acceptable.

- 3.83 **North Torfaen HSMA** - given the results of both the high level and specific sites testing in Tables 3.5 and 3.6 below, it is recommended that 'up to 5%' affordable housing (from the current 'up to 10%' figure) should be sought in the North Torfaen HSMA and the S106 SPG Affordable Housing Annex 1 be amended accordingly. It is recommended that this matter be considered in a Report to the next Council.

<b>Table 3.5: High Level Sites in North Torfaen HSMA</b>				
Density dph	LDP BLV (£/ha)	RV @ Affordable Housing % & Other S106 Costs		Other S106 Costs
		5%	10%	
25	£154,438	£184,217	£132,867	£46,700
30	£154,438	£191,860	£186,177	£56,040
35	£154,438	£206,895	£162,212	£65,380
40	£154,438	£290,972	£193,274	£74,720

<b>Table 3.6: Specific Sites in North Torfaen HSMA</b>					
Site	LDP BLV	RV @ Affordable Housing % & Other S106 Costs			Other S106 Costs
		0%	5%	10%	
Garn-yr-Erw, Near Blaenavon	£126,639	£51,950	-£59,050	-£171,050	£62,744
Hillside School, Blaenavon	£254,823	£268,914	£158,929	-£1,584	£100,872

- 3.84 **Pontypool HSMA** - given the results of both the high level and specific sites testing in Tables 3.7 and 3.8 below, it is recommended that up to 25% affordable housing should continue to be sought in the Pontypool HSMA.

<b>Table 3.7: High Level Sites in Pontypool HSMA</b>			
Density dph	LDP BLV (£/ha)	RV @ 25% Affordable Housing & Other S106 Costs	Other S106 Costs
25	£231,656	£575,242	£46,700
30	£231,656	£653,152	£56,040
35	£231,656	£663,187	£65,380
40	£231,656	£755,866	£74,720

<b>Table 3.8: Specific Sites in Pontypool HSMA</b>			
<b>Site</b>	<b>LDP BLV</b>	<b>RV @ 25% Affordable Housing &amp; Other S106 Costs</b>	<b>Other S106 Costs</b>
<b>Animal Pound</b>	£1,211,561	£2,559,491	£614,880
<b>Mamhilad</b>	£9,266,240	£43,425,474	£12,873,655

- 3.85 **Cwmbran North & West HSMA** - given the results of both the high level sites testing in Table 3.9 below (there are no specific sites allocated within this HSMA), it is recommended that up to **20%** affordable housing should continue to be sought in the Cwmbran North & West HSMA.

<b>Table 3.9: High Level Sites in Cwmbran N&amp;W HSMA</b>			
<b>Density dph</b>	<b>LDP BLV (£/ha)</b>	<b>RV @ 20% Affordable Housing &amp; Other S106 Costs</b>	<b>Other S106 Costs</b>
<b>25</b>	£308,875	£500,397	£46,700
<b>30</b>	£308,875	£584,711	£56,040
<b>35</b>	£308,875	£646,097	£65,380
<b>40</b>	£308,875	£763,122	£74,720

- 3.86 **Cwmbran South & East HSMA** - given the results of both the high level and specific sites testing in Tables 3.10 and 3.11 below, it is recommended that up to **30%** affordable housing should continue to be sought in the Cwmbran South & East HSMA.

<b>Table 3.10: High Level Sites in Cwmbran S&amp;E HSMA</b>			
<b>Density dph</b>	<b>LDP BLV (£/ha)</b>	<b>RV @ 30% Affordable Housing &amp; Other S106 Costs</b>	<b>Other S106 Costs</b>
<b>25</b>	£386,094	£660,387	£46,700
<b>30</b>	£386,094	£758,646	£56,040
<b>35</b>	£386,094	£845,813	£65,380
<b>40</b>	£386,094	£970,066	£74,720

<b>Table 3.11: Specific Sites in Cwmbran S&amp;E HSMA</b>			
<b>Site</b>	<b>LDP BLV</b>	<b>RV @ 30% Affordable Housing &amp; Other S106 Costs</b>	<b>Other S106 Costs</b>
<b>County Hall &amp; Police HQ</b>	£2,169,848	£6,455,797	£978,260
<b>Canalside (10% AH)</b>	£2,131,239	£5,963,611	£868,200

- Given the above results and recommendation for the North Torfaen HSMA only, it is considered that LDP Policy H4 does not need to be reviewed, as it allows for the level of affordable housing to be changed via SPG and the Council is already generally on track for meeting its LDP affordable housing target.

- 3.87 **Affordable Housing LDP Policy H4: Threshold Analysis** - It is noted that, under LDP Policy H4, Torfaen's affordable housing requirements (and open space and recreation provision under LDP Policy H5) apply at 3 or more dwellings or 0.1ha, and from the Council's JHLAS evidence that:-

- most small sites, of 3 to 9 dwellings, are generally large properties and have individual plot land values of between £50,000 to £75,000 (equivalent to a massive £1,250,000 to £1,875,000 BLV per ha @ 25 dph);
- small local builders have developed market sites of no more than 8 dwellings;
- regional house builders generally develop market sites starting from just under 25 dwellings;
- national house builders generally develop market sites starting from around 50 dwellings; and
- regional house builders, as the contractor, generally build 100% affordable housing sites for Registered Social Landlords (RSLs) on sites of between 3 and 75 dwellings.

3.88 There is also viability evidence that the three dwellings / 0.1ha threshold for seeking affordable housing and open space and recreation provision may have been set too low and is not delivering any or the full S106 requirements, especially in the weaker housing sub-market areas. In addition, these low thresholds may be detrimental to small local builders who generally build on smaller, more expensive, sites and have higher than average build costs and sell dwellings at lower values than national or regional house builders. Indeed, regional house builders benefit from economies of scale, standard house types, bulk purchase rates & discounts, building regulations type approval, better access to and cheaper finance, better cash flow and reserves, etc.

3.89 Since the introduction of the affordable housing policy, the Council has undertaken several affordable housing & other S106 viability assessments for new build small site planning applications using the Development Appraisal Toolkit (DAT); with the following results within Torfaen's four Housing Sub-Market Areas (HSMAs):-

- North Torfaen - three new build S106 viability DATs have been carried out (for sites of 1, 2 & 7 dwellings). In all three cases it was found that, on viability grounds, the sites could provide for none of their affordable housing or open space / recreation S106 contributions;
  - Pontypool - three new build S106 viability DATs have been carried out (for sites of 2, 3 & 4 dwellings). In all three cases it was found that, on viability grounds, the sites could provide for none of their affordable housing or open space / recreation S106 contributions;
  - Cwmbran N&E - no new build S106 viability DATs have been carried out within this HSMA. But given land values and house prices in this area, it is expected that Cwmbran N&W would exhibit the same viability issues as North Torfaen and Pontypool; and
  - Cwmbran S&E - five DATs have been carried out (three in Cwmbran (for sites of 2, 5 & 8 dwellings) and two in the village of Ponthir (for sites of 2 & 5 dwellings)). In all five cases it was found that, on viability grounds, sites could provide between 0% - 10% affordable housing (in a 30% area) and no open space / recreation S106 contributions.
- From the above evidence it is clear that small builders have been unable, on viability grounds, to make any open space and recreation provision contributions on small sites (of 3-9 dwellings) within Torfaen; with the exception of Cwmbran S&E HSMA, where only partial affordable housing provision may be achievable. Also, in asking developers to provide the viability information for small sites to justify non-compliance with these policies; they are being put to the added

expense of paying engineers, quantity surveyor's, etc. to produce detailed costings or chartered surveyors to provide estimated sales values, etc.

- The Council cannot change the policy thresholds in Policies H4 and H5 until the LDP is reviewed. However, it is considered that the Council could, via a revised 'Planning Obligations' SPG, change its practice in seeking affordable housing provision or open space / recreation contributions as the Council has, in the above evidence, shown that it is likely to be unviable in most HSMAs. Therefore, it is also recommended that this S106 threshold matter is considered at the next Council meeting.

3.90 **Torfaen Active Travel Plan (ATP)** - In September 2014, the Welsh Government introduced the **Active Travel (Wales) Act 2013** which makes it a legal requirement for local authorities in Wales to map and plan for suitable routes for active travel within certain settlements (with a population of over 2,000 people, as specified by the Welsh Government) in the County Borough. Active travel means walking and cycling for everyday short-distance journeys, such as journeys to school, work, or for access to shops or services. Active travel does not include journeys purely made for recreation or social reasons. The first stage of the Act requires local authorities to produce 'existing routes maps' that have to be submitted to the Welsh Government by 22<sup>nd</sup> January 2016. The maps are used to show existing routes in the Borough that the Council consider suitable for active travel by the Welsh Government standards; and the Council is currently (July to October 2015) consulting on what routes people currently use and which routes people might like to see developed in the future.

- The LDP already allocates several new walking and cycling routes; noting that any other routes identified as part of the future Torfaen ATP can be allocated in the future review of the LDP or negotiated as part of relevant planning applications in the interim. Therefore, it is considered that the Act / future Torfaen ATP currently has no significant implications for the LDP.

3.91 **Welsh Index of Multiple Deprivation 2014 (WIMD)** (November 2014 (revised August 2015)) - The Index, which has been developed to support the effective local targeting of resources and policy, provides the official measure of relative deprivation for small areas in Wales. WIMD 2014 updates the Index published in 2011. As before, WIMD is made up of eight separate 'weighted' domains (or types) of deprivation: Income; Employment; Health; Education; Access to Services; Community Safety; Physical Environment and Housing. Each domain is compiled from a range of different indicators. The 2014 Index uses the Office for National Statistics 'Lower Super Output Area' (LSOA) geography as its reporting unit, which sub-divides Wales into 1,909 separate geographical areas with an average population of 1,600. There are 60 LSOAs within Torfaen in 2014 (which remained unchanged from 2011). Torfaen has the following percentages of its 60 LSOAs in the deprivation brackets (with the 30% figures being seen as defining the most deprived areas in Wales):-

- 5% (3 LSOAs) in most deprived 10% (ranks 1-191) - down from 6.75% in 2011
- 25% (15 LSOAs) in most deprived 20% (ranks 1-382) - up from 16.7% in 2011
- 40% (24 LSOAs) in most deprived 30% (ranks 1-573) - up from 35.0% in 2011
- 56.7% (34 LSOAs) in most deprived 50% (ranks 1-955) - no change since 2011

3.92 However, it is difficult to make direct comparison between the two sets of indices, due to methodological reasons, including changes in the Index domains and

indicators over time. However, generally the north of the Borough is more deprived; with pockets within Cwmbran, mainly in Cwmbran North & West.

- 3.93 24 of the 60 Torfaen LSAOs are in the 30% most deprived areas in Wales mainly as a result of the income and employment domains which (at 47% of the weightings combined) have a correlation to the health domain and to a lesser extent the education domain. In addition, the access to services domain shows issues in the north and rural south of the Borough. The remaining domains, whilst important, have a lesser geographical effect.
- The latest 2014 WIMD data shows that Torfaen still has deprivation issues, mainly in the north of the Borough and parts of Cwmbran. Therefore, the LDPs 'Network of Integrated Communities' Strategy is still valid; and it also supports the importance of the LDP employment allocations and the policies that improve connectivity and protect employment sites & premises and town centres. Therefore, it is considered that 2014 WIMD data has no significant implications for the LDP.
- 3.94 **Vibrant and Viable Places** - The Welsh Government's Vibrant and Viable Places (VVP) sets out a new framework for Regeneration in Wales. In order to deliver this framework, Welsh Government has introduced a new targeted regeneration fund. Vibrant and Viable Places identifies 3 key urgent priorities for targeted investment:-
- Town centres serving 21<sup>st</sup> Century towns;
  - Coastal communities; and
  - Communities First clusters.
- 3.95 The Torfaen County Borough Council Vibrant and Viable Places programme is broken down into a number of projects. These are: - delivery of Canalside SAA2, delivery of Torfaen Housing Project (i.e. allocated LDP housing sites); improvements to key vacant buildings in Pontypool Town Centre; setting up of a Pontypool Investment Fund and a Private Rented Sector Loan Scheme for Pontypool.
- It is considered that the VVP framework has no significant implications for the LDP. However, the funding could assist with the delivery of the Canalside SAA2 allocation and provide financial assistance for the bringing forward of LDP housing sites; thus speeding up delivery of affordable housing units (Policy H4) and overall housing numbers (Policy S5) to the benefit of the 5 year land supply.
- 3.96 **Gwent Specialist & Critical Care Centre (SCCC) Hospital** - This large (500+ bed), £300m regional hospital, which is expected to employ 2,000 people, will treat Gwent's sickest and most complex patients (including emergency admissions), is allocated as part of the Llanfrechfa Grange Strategic Action Area now looks likely to be opened by August 2019. The Aneurin Bevan University Health Board are expected to submit the final business case in October 2015 to the Welsh Government, with a decision expected in January 2016. It is noted that planning permission for the hospital was granted in outline in October 2012 and the reserved matters approved in May 2015; with preparatory site and infrastructure works having recently been carried out.
- It is considered that the progress on the delivery of the Gwent SCCC has no significant implications for the LDP. The expected opening date in August 2019 is welcomed and the associated housing demand (both during its construction and afterward) supports the Council's view that housing demand, and thus housebuilding, will pick up near the end of the LDP Plan Period.

- 3.97 **Torfaen's 21 Century Schools Programme** - This Council education programme, for Primary, Secondary and Post-16 school proposals continues to progress, but at different paces. Noting that many site proposals (both for new schools and school closures) were not able to be fully integrated into the LDP given WG rules on deliverability (i.e. if a site cannot be guaranteed to be delivered or be made available within the Plan Period, it could not be allocated within the LDP) due to the uncertainties of both the finance to fund them and the legal and other processes for new build, remodelling or closure.
- 3.98 So in addition to the allocated (Policy CF2) primary school at Panteg (Griffithstown) for a replacement Welsh primary school (Ysgol Panteg) which is to start shortly; new primary schools are currently being built at Blenheim Road (replacement on current site) and on part of the former Llantarnam Comprehensive School, both in Cwmbran (replacement for current Llantarnam Primary School in Oakfield). In Pontypool, George Street Primary School was remodelled in 2014 to accommodate pupils from Pontymoile Primary School, which closed in the same year. Also, Penygarn Primary School has recently been remodelled to accommodate pupils from Pontnewynydd Primary School, which closed in July 2015; with further investment planned to take place before 2019. Similarly, both Llantarnam and Fairwater Comprehensive Schools in Cwmbran have been closed and replaced by a part remodelled Cwmbran High School on the site of the former Fairwater Comprehensive School (opened September 2015).
- 3.99 Future plans, up to 2019, subject to the relevant statutory consultations / approvals, include a new Croesyceiliog Secondary School to be built on the site of the current school (subject to Post-16 proposals). Also, within Pontypool, Victoria Primary School is programmed for closure, with the pupils being accommodated on a remodelled Garnteg Primary School and Cwmffrwdoer Primary School is also to be remodelled, both in 2017/18.
- 3.100 Negotiations continue with the landowner as regards to the other allocated Primary School on the Mamhilad SAA; which is to be provided under a S106 Agreement to serve to site. Similarly, in accordance with the LDP, the S106 for the permitted South Sebastopol SAA has made provision for phased financial payment to improve pupil capacity at nearby primary schools.
- 3.101 As a result of these new schools being built, other school closures and catchment changes, windfall housing opportunities have arisen on the former Pontymoile and Pontnewynydd Primary Schools (Pontypool) and the remainder of the Llantarnam Secondary School site, which have recently been marketed as such by the Council. It is also expected that the current primary schools in Llantarnam (Oakfield), Ysgol Panteg & Kemys Fawr (Griffithstown) and the residual of the Blenheim site will also shortly be marketed as windfall housing sites, as the new schools are expected to be completed by September 2016; with Victoria Primary School potentially being available thereafter, subject to the proposals proceeding.
- 3.102 As regards Post-16 proposals, the Welsh Government have recently purchased the residual 2.7ha of the permitted B1 employment / hotel site within the Cwmbran Eastern Strip SAA1, but rejected the joint Torfaen / Coleg Gwent proposal for an Integrated Post-16 Education and Training & Engineering Centre of Excellence on this site. A new proposal for the site for a 1,000 place Post-16 Centre has been submitted to Welsh Government, which would cater for Torfaen's 6<sup>th</sup> Form education and could be opened by the end of 2019; and, if that was the case, Coleg Gwent's

Pontypool College would remain. However, nothing is certain at the moment and more will be known for the 2016 AMR.

- In writing the LDP the Council was aware of its school proposals, even though they could not be fully integrated into the Plan; which is considered flexible enough to accommodate them without the need for a review. In addition these new proposals support the LDP educational Objective 5 and the windfall housing sites with help improve the five year land supply; and as such aid in the protection of existing employment sites and premises from alternative and generally unwelcome residential proposals. It is expected that, as provided for by the LDP, new primary school capacity to accommodate LDP housing sites, especially in Cwmbran South & East, can be provided through the 21<sup>st</sup> Century Schools Programme with appropriate S106 funding if necessary. However, the availability of Pontypool College as an allocated 140 dwelling housing site will need to be revisited in the 2016 AMR once more information is known; albeit the LDP Strategy does provide a 380 dwelling (20%) over-allocation in this housing sub-market area, which can thus 'absorb' its loss in any event. Therefore, it is considered that Torfaen's 21 Century Schools Programme and Post-16 Project currently have no significant implications for the LDP.

## **4. Local Development Plan Strategy & Policy Monitoring**

- 4.1 The 2015 AMR is the first monitoring report to be prepared following adoption of the Torfaen LDP in December 2013. The purpose of the monitoring process is to review whether the policies of the LDP are being implemented and the plan strategy being delivered. The detailed LDP Monitoring Framework is included in Appendix A of this report and measures the performance of each of the 18 LDP Objectives. To do this a number of indicators and targets have been developed to monitor performance. This section is intended to provide a summary of the key findings of the assessments.
- 4.2 The following overview of the LDP monitoring data provides an insight into the implementation of the LDP over the last 12 months (1st April 2014 - 31st March 2015). As this is the first AMR it is not possible to draw comparisons of trends, however, this will be undertaken for subsequent AMR's.
- The housing land supply figure has increased slightly from 4.7 years in the JHLAS 2014 to 4.8 years in the JHLAS 2015 based on the residual method;
  - The annual house building rate decreased by from 240 dwellings in 2014 to 165 dwellings in 2015;
  - To date 1671 units (35.5% of the total housing requirement) has been delivered.
  - Major planning approvals have been given to Strategic Action Areas 1,3 and 4 (Eastern Strip, Llantarnam and South Sebastopol)
  - Planning approval for the SCCC component of SAA7 has been achieved.
  - Land required by the Regional Waste Plan has been achieved.
  - Permission has been granted for a school at the land safeguarded at Panteg under Policy CF2
  - Permission has been granted for a new Gypsy Traveller Facility at The Race under Policy H7/2
  - 3ha of allocated employment land has been developed with further redevelopments on existing sites equivalent to 4.65ha.

### **LDP Strategy Monitoring**

- 4.3 The LDP at Appendix 8 on the AMR proposed the following six actions and associated colour scheme for monitoring the 18 LDP objectives.

**Figure 4.1: Torfaen LDP Objectives - Monitoring Actions**

<b>Continue Monitoring</b>
The indicators suggest the LDP policies are being implemented effectively and no further action required
<b>Officer Training Required</b>
Where indicators associated with planning applications suggest the LDP Policies are not being as effective as they should so further research and investigation and officer training is required.
<b>Production of Supplementary Planning Guidance / Development Briefs</b>
Whilst the Council will be preparing SPG and Development Briefs throughout the plan period, indicators may suggest policies are not being implemented properly and there is a need for further SPG guidance as to how policies should be interpreted. Further, lack of progress on delivery of sites may require the production of Briefs/Frameworks to be prepared for key sites to assist implementation. The Council will work with landowners on bringing these forward.
<b>Policy Research</b>
Where the indicators suggest the LDP policies are not being effective as they should, further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made
<b>Policy Review</b>
Where indicators suggest a policy is failing to implement the strategy of the plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
<b>Plan/Strategy Review</b>
Where indicators suggest that the LDP Strategy is failing and a formal review of the plan is required. The decision to review the plan will not be taken lightly, and this trigger will not apply to the majority of LDP Objective/Policy areas. This decision will not be taken lightly and is considered to be exceptional.

4.4 However, in its application it was found to be too complex and difficult for the user to understand. So, the colour scheme has been reduced in complexity to the following more readily understandable 'traffic-light' system, whilst maintaining the monitoring actions:-

**Figure 4.1: Revised Torfaen LDP Objectives - Monitoring Actions**

<b>Previous Monitoring Actions</b>	<b>Revised Monitoring Actions</b>
Continue Monitoring.	Continue Monitoring.
Officer Training Required.	Officer Training Required;
Production of Supplementary Planning Guidance / Development Briefs.	Production of Supplementary Planning Guidance / Development Briefs; and
Policy Research.	Policy Research.
Policy Review.	Policy Review; and
Plan/Strategy Review.	Plan/Strategy Review.

4.5 Using this revised monitoring actions 'traffic-light' colour scheme, Table 4.1 below summaries the results of the monitoring with respect to each of the 18 LDP Objectives from Appendix A.

<b>Table 4.1: LDP Strategy Monitoring - Summary</b>		
<b>Objectives</b>		<b>Result</b>
<b>1</b>	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres	
<b>2</b>	To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all	
<b>3</b>	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards	
<b>4</b>	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments	
<b>5</b>	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population	
<b>6</b>	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community	
<b>7</b>	To conserve and enhance the distinctive cultural and historic resources of the County Borough	
<b>8 &amp; 11</b>	To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development	
<b>9</b>	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization	
<b>10</b>	To protect, manage and enhance biodiversity and ecological networks across Torfaen	
<b>12</b>	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements	
<b>13</b>	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen	
<b>14</b>	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption	
<b>15</b>	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality	
<b>16</b>	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes	
<b>17</b>	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use	
<b>18</b>	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities	

4.6 From Table 4.1 above it can be seen that the monitoring has shown that for 11 of the 18 LDP Objectives the indicators suggest the LDP policies are being implemented effectively and no further action is required.

- 4.7 Similarly, the monitoring has shown that for a further 6 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, but the situation can be addressed without a partial or full review of the Plan. In detail the reasons for these monitoring results are:-

**Objective 1: 'Employment'** - Whilst the retail and town centre monitoring aims (No's 2, 4, 5 and 7) are being implemented effectively, there has been 1 application for retail floorspace of above 235sqm granted outside Cwmbran Town Centre at the former Homebase retail warehouse for B&M Bargains (contrary to aim No.6), but the permission was restricted to B&M Bargains and the sale of goods limited to protect the town centre. However, the employment land monitoring aim (No.1) of delivering 2.8ha of employment land p.a. was not met, but the 2017 Target of 10ha being delivered is likely to be achievable. Of the total 40.3ha of allocated land for employment and business 3.0ha has been developed; but the situation is expected to improve as the industrial market recovers at an enhanced pace with recent permissions, site acquisitions and inquiries adding to this target. The Council will continue to monitor the situation and work with landowners, developers, the Welsh Government, Cardiff City Deal and employers seeking sites in Torfaen through actions listed under Table 4.2 (Strategic Action Areas Policies SAA1, SAA3, SAA4 & SAA7); Table 4.3 (sites allocation Policies EET1-3) and Table 4.4 (overall employment land Policy S5) below.

**Objective 4: 'Design'** - The Supplementary Planning Guidance (SPG) Programme in Appendix 2 of the LDP, listed the SPG to be produced and also the existing SPG that needs to be reviewed to take account of the amended LDP Policy context. Given the delivery of the SPG programme would be dependent on resources and priority no specific timetable for production was agreed. Whilst progress on a number of SPG is underway, none have been delivered. Therefore, it is considered that a number of key SPG / Development Frameworks / Development Briefs should be prepared over the coming year to facilitate delivery of the Plan. For example, in the actions listed in Table 4.4 below, in order to make Policy HE1 on 'Locally Listed Buildings' effective the Heritage SPG (and associated Article 4 Direction) needs to be completed. Also, in light of the fact there is no specified timetable for this monitoring aim (No.11), it is considered this indicator should be reworded to 'Annual delivery of SPG during the year'. The indicator will then focus on numbers of SPG delivered. No trigger has been reached in respect of this indicator and therefore the Plan is on target.

**Objective 7: 'Cultural and Historic Resources'** - Whilst the 'Blaenavon Industrial Landscape World Heritage Site' and 'historic resources advice' monitoring aims (No's 15 & 16) are being implemented effectively; under the monitoring aim 17 target to review all 'Conservation Areas' by 2017, two of the Council's six Conservation Areas (Llantarnam & Upper Cwmbran) have not been reviewed since designation in 1984. Therefore, whilst the trigger for this target has not been reached, these two priority Conservation Area Reviews will be undertaken in 2015/16, staff resources permitting.

**Objectives 8 & 11: 'Sustainability'** - Whilst the monitoring aims to increase the amount of renewable energy produced within Torfaen (No.18) and for major 'windfall' developments to be located in sustainable locations (No.20) are being implemented effectively; under the monitoring aim 19, three permitted major planning applications (Eastern Strip SAA1, Llantarnam SAA3 and South Sebastopol SAA6, all in Cwmbran) were not accompanied by a 'Renewable and Low Carbon Energy Assessment'. This identifies a need for stronger application of the

requirements of Policy S3 in respect of seeking these assessments as part of planning applications for strategic sites (over 100 dwellings). This will be sought on all future applications.

**Objective 16: 'Housing'** - Whilst the monitoring aims to promote the efficient use of land (No.37), develop housing allocation at or above the allocated numbers (No.38) are being implemented effectively; the Plan is also on target to deliver 597 affordable dwellings by 2016, 704 by 2017 and 1,132 by 2021 - given that 510 have already been delivered by April 2015, with a further 453 already permitted until 2021 (No.39). Similarly, the Plan is on target to deliver 10 Gypsy & Traveller pitches by 2016 and 20 by 2021 - given that the 1<sup>st</sup> Phase of the Council's permitted 31 pitch former Race AFC site (Policy H7/1) is expected to deliver 10 pitches by April 2016 and the remainder as demand dictates, subject to WG grant aid (No.40). However, monitoring aim No.41 expects to have both allocated Gypsy & Traveller sites occupied by 2017; and the current invalid planning application for the Rose Cottage (Policy H7/2) site has stalled; so actions have been proposed in Table 4.3 below to encourage its progression and site development. Finally, under monitoring aim No.35 to maintain a 5-years supply of housing land, Torfaen has a marginal undersupply, with 4.8 years in April 2015. Similarly, under monitoring aim No.36 the Plan is expected to deliver 2,476 dwellings by 2016 and 2,921 dwellings by 2017, with a 10% variance assessment trigger of 2,228 dwellings by 2016; 1,671 dwellings have been built by April 2015. Therefore, the Council has proposed actions in paragraph 3.78 above and Tables 4.2 (Strategic Action Areas), 4.3 (housing allocations) and 4.4 (overall housing policy S5) below, as well as encouraging appropriate 'windfall' housing sites, to improve both housing land supply and delivery; with a review of the situation in the 2016 AMR rather than triggering a review of the LDP at this time.

- 4.8 Finally, the monitoring has shown that there is an issue with part of LDP **Objective 9: 'Minerals'**. Whilst the monitoring aim (No.22) on minerals safeguarding Policies M1 (resources) and M4 (sites) shows that they are being implemented effectively; there are issues with the monitoring aim (No.21) to 'maintain a minimum 10 year aggregate landbank throughout the plan period and planning permission for Tir Pentwys to be granted by 2017'. This because, as noted in paragraphs 3.47 & 3.48 above, the South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) on Aggregates 1<sup>st</sup> Review (2014), as endorsed by the Welsh Minister, now makes a 'zero' aggregate apportionment for Torfaen. This compared to an annual requirement of 400,000 tonnes per annum in the previous 2008 RTS, upon which the LDP (Policy M3) made a 7.2Mt aggregate allocation in the Tir Pentwys Preferred Area for Aggregates. Therefore, the latest RTS 1<sup>st</sup> Review 'zero' aggregate apportionment for Torfaen, as a 'significant contextual change', should trigger a 'Selective Review' of this part of the LDP. However, there is a current planning application for the site which is expected to be determined shortly, therefore, it is proposed to let this process 'play out' before making a decision on whether to review Policy M3.

## LDP Policy Monitoring

4.9 Table 4.2 and 4.3 below show a monitoring summary of the progress of every LDP Strategic Action Area and site allocation or proposal respectively, with any actions the Council proposes to take to aid in their implementation also listed.

<b>Table 4.2: Strategic Action Area Monitoring - Summary</b>			
<b>Site</b>		<b>Progress</b>	<b>Actions</b>
<b>SAA1</b>	Eastern Strip Central, Cwmbran	This brownfield strategic mixed use site has already received planning permission in 2014; the Morrisons store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and the residual 2.7ha B1 / Hotel site is now likely to be used for Torfaen's Post 16 Further Education Campus. In this respect awaiting the outcome of the Post 16 campus the indicators/targets for B1/Hotel elements may need to be amended.	Continue ongoing discussions with landowner to bring forward the remaining elements of this regeneration scheme.
<b>SAA2</b>	Canalside, Cwmbran	This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings, but the recent draft Masterplan and current detailed site capacity / development work ongoing with this site as part of the Vibrant and Viable Places Project to bring this site forward has indicated that 200 dwellings on the site is more appropriate. No planning application has been submitted to date and therefore delivery is behind schedule, however significant work by a Project team is ongoing with regards to bringing this site forward for development.	Significant work ongoing by the Council's Forward Planning & Regeneration teams on the Vibrant and Viable Places Project to bring this site forward for redevelopment
<b>SAA3</b>	Llantarnam, Cwmbran	This greenfield site has recently obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses, a neighbourhood centre, etc.; and the reserved matters application for the 1st Phase is expected shortly. In terms of site forecasts delivery of the site is behind schedule with development on site unlikely to commence until early 2016, however given the location the site will attract significant interest and will sell quickly. Delivery rates of 60 per year and delivery within the plan period is considered achievable	Continue ongoing work with developer for submission of Reserved Matters planning Application for the first phase of this development which is expected shortly.
<b>SAA4</b>	Mamhilad, Pontypool	This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission. There is a draft	Due to the delays in bringing this site forward, it is proposed to set up a project group

		Development Framework for the site, however delivery of this site is significantly behind forecasts. To date no planning application has been received for the site, notwithstanding the Council has been in active discussions with the landowners over the last few years. The lack of delivery is a cause for concern, as this is a key strategic site forecast to deliver 690 dwellings in the plan period to serve the Pontypool Housing Market Area and thus is a key contributor to meeting the LDP housing target. Landowners have confirmed they anticipate a planning application to be submitted for the site early 2016. It is proposed to set up a delivery group within the Council to facilitate the delivery of this site.	to work with the landowner to enable submission of a planning application early 2016.
<b>SAA5</b>	The British, Talywain, Pontypool	This brownfield land reclamation site, within the Pontypool Housing Sub-Market Area, is not likely to involve new built development within the Plan Period. The Council will continue to negotiate with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site.	Continue ongoing negotiations with landowner and other parties to bring this scheme forward.
<b>SAA6</b>	South Sebastopol, Cwmbran	This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has now been approved subject to S106 (August 2015). Given the delays to achieving planning permission for this site forecasted delivery has slipped with development likely to commence in the near future.	Continue to facilitate delivery of this scheme through the Development Management process.
<b>SAA7</b>	Llanfrechfa Grange, Cwmbran	SCCC Hospital has planning permission and some advanced works completed; but final business case not approved by WG, expected January 2016 - with SCCC opening in August 2019. Health Trust not progressing housing site and potential new link road as concentrating on the SCCC. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic.	Monitor situation on final business case for SCCC. Encourage Aneurin Bevan University Health Board to bring the housing site forward and consider new link road Liaise with WG on developability of employment sites Review all 3 elements in 2016 AMR.

<b>Table 4.3: LDP Site Allocations Monitoring - Summary</b>			
	<b>Site</b>	<b>Progress</b>	<b>Actions</b>
<b>H1/1</b>	County Hall & Police HQ, Llanyravon - 220 dwellings	Delivery forecast - 60 by 2015/16 and remaining 160 in 2016/21 - Council currently assessing bids from developers to purchase and develop the site	Encourage & support site planning application from successful bidder
<b>H1/2</b>	Former Police College & Adj. Land, St. Dials - 350 dwellings	Delivery forecast in 2016/21 - Planning Application submitted for part of the site for 220 dwellings, currently being assessed	Continue negotiation to arrive at an acceptable scheme for the site
<b>H1/3</b>	Former Belle Vue Nursery, St. Dials - 16 dwellings	Delivery forecast in 2016/21 - Site currently being sold to an RSL by the Council	Monitor sale and encourage & support site planning application
<b>H1/4</b>	Ty'r-ywen Farm, Fairwater - 25 dwellings	Delivery forecast in 2016/21 - Council expected to market site shortly.	Encourage & support site planning application from successful bidder
<b>H2/1</b>	Former Trevethin School, Penygarn - 115 dwellings	Site permitted and under construction for 124 dwellings; thus on-track for delivery forecast of 74 by 2015/16 and remainder in 2016/21	None required
<b>H2/2</b>	Animal Pound & Adjacent Land, Wainfelin - 135 dwellings	Delivery forecast - 35 by 2015/16 and remaining 100 in 2016/21 - Council and other landowners to market site shortly	Encourage & support site planning application from successful bidder
<b>H2/3</b>	Pontypool College, Cwmyrnyscoy - 140 dwellings	Delivery forecast in 2016/21 - However, now likely that Pontypool College will not be closed as part of the latest Torfaen Post 16 Campus proposals	Write to Coleg Gwent to ascertain if they are now looking to bring the site forward within the Plan Period
<b>H2/4</b>	Coal Yard, Station Road, Panteg - 15 dwellings	Delivery forecast by 2015/16 - part of site has planning permission for 8 dwellings and remainder of site in ownership of same developer	Encourage & support site landowner to bring permitted site forward and submit planning application on remainder
<b>H3/1</b>	Garn-yr-Erw Terrace, Blaenavon - 26 dwellings	Delivery forecast by 2015/16 - Planning permission subject to S106 (August 2010) - Landowner currently	Continue to liaise with landowner regarding the current planning application for this site.

		working on refreshing application	
<b>H3/2</b>	Blaenavon Health Centre, Blaenavon - 17 dwellings	Half of site permitted for change of use to office - remainder likely to be small housing site	Encourage & support small site planning application
<b>H3/3</b>	St Peters School, Blaenavon - 18 dwellings	Delivery forecast in 2016/21 -	Encourage and support landowner to bring site forward.
<b>H3/4</b>	Hillside School, Blaenavon - 64 dwellings	Site under construction, for 54 dwellings; due for completion in 2016	No Action required
<b>H3/5</b>	Land off Giles Road, Blaenavon - 25 dwellings	Delivery forecast in 2011/2016 - Pre App discussions held in 2014, Landowner requested help to resolve 'ransom-strip' issue and bring site forward	Encourage and support landowners to bring site forward and liaise with ransom strip owner directly
<b>H3/6</b>	Old Co-op, 39-43 High Street, Abersychan - 24 dwellings	Delivery forecast by 2015/16 - Landowner currently considering options to bring site forward	Encourage landowner to either sell the site or submit application and bring site forward.
<b>H7/1</b>	Rose Cottage, Pontypool - 10 pitches	Currently stated invalid planning application for site	Encourage & support progressing planning application and site delivery.
<b>H7/2</b>	Former Race AFC Football Pitch, Pontypool - 32 pitches	Granted planning permission in January 2015 for 31 pitches; whole site remediation and 10 pitches (1 <sup>st</sup> Phase) expected by April 2016.	Monitor pitch take-up and delivery of further phases.
<b>EET1/1</b>	Ty Coch Way, Two Locks	Site now built out - 1.4ha delivered	No Action required
<b>EET1/2</b>	Llantarnam Park A	No Planning permission but developer interest - Undeveloped	Encourage and promote site development
<b>EET1/3</b>	Llantarnam Park B	No Planning permission but developer interest - Undeveloped	Encourage and promote site development
<b>EET1/4</b>	Llantarnam Park C	No Planning permission but developer interest - Undeveloped	Encourage and promote site development
<b>EET2/1</b>	Former Gas Works Site, New Inn	0.9ha granted permission as part of household waste recycling centre - 1.2ha remaining	Encourage and promote site development
<b>EET2/2</b>	Lower Mill Field (North), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development

<b>EET2/3</b>	Lower Mill Field (South), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/4</b>	Land South of Travel Lodge, Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/5</b>	Mamhilad Business Park	Land recently sold. No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/6</b>	Usk Vale, Mamhilad	Land recently acquired. No planning permission as yet but likely this site will be brought forward in the near future	Encourage and promote site development
<b>EET3/1</b>	Varteg Road, Garndiffaith, Pontypool	No Planning Permission - Undeveloped	Encourage and promote site development
<b>EET3/2</b>	Gilchrist Thomas Ind. Est., Blaenavon	Site has been part developed (car park extension, storage and factory extension) - 0.7 delivered 0.5ha remaining.	Encourage and promote site development
<b>EET3/3</b>	Kays and Kears, Blaenavon	No Planning Permission, recent developer interest in northern parcel - Undeveloped	Encourage and promote site development
<b>EET4/1</b>	Craig Y Felin, Cwmbbran	No planning permission and landowner not progressing site.	Encourage and promote site development
<b>EET4/2</b>	Former Ty Coch Tip, Cwmbbran	No Planning Permission - Landowner considering site options.	Encourage and promote site development
<b>RLT2/1</b>	Cwmbbran Town Centre (Eastern Side)	No Planning permission - Investigations ongoing by the Town Centre Owners on redevelopment options for this site	Encourage and promote site development
<b>T1/1</b>	North Torfaen Highway Improvements	Part completed with Online improvements on A4043 through to Albion Road roundabout completed. Ongoing investigations as part of Regional Local Transport Plan for delivery of remainder.	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
<b>T1/2</b>	Pontypool & New Inn Park and Ride	No Planning Application - Undeveloped. Ongoing investigations	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
<b>T1/3</b>	Cwmbbran Town Centre Improvements	Part completed through Morrison's / Arvin Meritor schemes under SAA1	Continue seeking public funds (and relevant S106/S278 schemes) to

		(with S106 monies remaining and further work planned as part of remaining development area). Still requires public funding to complete - currently a 'City Deal' proposal.	complete improvements
<b>T1/4</b>	Llanfrechfa Grange Link Road	Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission.	Linked to SAA7; encourage Aneurin Bevan University Health Board to bring the housing site forward
<b>T3/1</b>	NCN492 Varteg Road Bridge to Blaenavon Town Centre	Scheme implemented	None required
<b>T3/2</b>	NCN492 to Abersychan Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>T3/3</b>	Abersychan Town Centre to NCN492 at Merchant's Hill, Pontypool	Scheme implemented	None required
<b>T3/4</b>	Pontypool & New Inn Train Station to Pontypool Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>T3/5</b>	Pontypool & New Inn Train Station to Mamhilad	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>T3/6</b>	Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>M3</b>	Tir Pentwys Preferred Area for Aggregates	SWRAWP Regional Technical Statement on Aggregates (RTS) 1 <sup>st</sup> Review has set a zero tonnes aggregate apportionment for Torfaen.	Continue progressing planning application to final conclusion before considered review of this Policy
<b>CF1</b>	Blaenavon Primary Care Resource Centre	Scheme Completed	None required
<b>CF2</b>	Panteg Primary School	Planning Permission granted - Scheme commencing shortly	None required
<b>CF6</b>	Playing Field - Eastern Fields, Cwmyncyoy	Uneconomic to develop new playing field due to excessively high remediation costs (£753,600 + land costs). However, Council is now looking to identify another playing field site in the	Council to continue pursuing other playing field sites in the locality but consider that the LDP does not need reviewing as this policy does not go to the heart of the Plan Strategy

		locality	
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4.10 Table 4.4 below detail LDP policies where there are issues with their effective either in part or as a whole; all other LDP polices are considered to be performing effectively. Table 4.4 also details the actions the Council will undertake to remedy these LDP performance issues.

<b>Table 4.4: LDP Policy Effectiveness Monitoring - Summary</b>			
<b>Policy</b>		<b>Issue</b>	<b>Actions</b>
<b>S1</b>	Urban Boundaries	The British SAA5 - Regeneration area is included within the Urban Boundary. Concern that the inclusion of the wider site in the urban area is encouraging potential sporadic, piecemeal development in this area, not part of a comprehensive regeneration scheme.	Continue to the Monitor the situation and review in the 2016 AMR.
<b>S5</b>	Housing	4.8 years housing land supply in April 2015 and likely to be behind on the delivery of 2,228 dwelling LDP Monitoring target assessment trigger by 2016	Continue to Monitor the situation and review in the 2016 AMR. Implement actions from Tables 4.2 & 4.3 above; and encourage appropriate windfall development.
<b>S6</b>	Employment and Economy	Behind on delivery, as less than target of 2.8ha of employment land delivered p.a. and challenge of 10ha by 2017. Assessment trigger of 1.0ha pa since 2013 also not delivered.	Continue to the Monitor the situation; encourage landowners & developers to bring sites forward; liaise with funding partners and industrialist looking to locate with Torfaen; and review in the 2016 AMR.
<b>H4</b>	Affordable Housing	The Annual Viability Review has shown that in North Torfaen the Council should only be seeking up to 5% affordable housing provision. Small sites 3-9 (dwellings), especially in weaker market areas, are not making any S106 or limited affordable housing provision.	Report to be presented to the next Council to consider changing the Adopted Planning Obligations SPG on these affordable housing and S106 matters.
<b>HE1</b>	Buildings and Structures of Local Importance	Policy not effectively being used; as the	Council to complete Heritage SPG, 'Local

		Heritage SPG / 'Local List' and associated Article 4 Direction (to remove demolition Permitted Development rights) has not yet been prepared / made	List' and associated Article 4 Direction; and review in 2016 AMR.
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## Core and Mandatory Indicators

- 4.11 The LDP Regulations set out a number of mandatory indicators that should be reported in the Annual Monitoring Report. LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-
- The housing land supply taken from the current Housing Land Availability Study; and
  - The number of net additional affordable and general market dwellings built in the LPA's area.
- 4.12 The LDP Manual identifies other mandatory indicators which should be included in the Monitoring Frameworks. Table 4.5 below reports on the results for the mandatory indicators. Neither the LDP Regulations nor the LDP Manual set out a requirement to analyse the information set out in respect of the mandatory indicators. However, nearly all of these indicators are included in the LDP Monitoring Framework and is thus subject to analysis and consideration as part of the monitoring process.

**Table 4.5 Mandatory Indicators**

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	The current 2015 Joint Housing Land Availability Study for Torfaen indicates there is a 4.8 year land supply
Number of net additional affordable and general market dwellings built per annum	A total of 165 units were built between 2014-2015. This comprised 109 market dwellings and 56 affordable units
Net employment land supply development	0ha of allocated employment land developed between 2014-2015. 1.86ha delivered on existing employment sites. 3ha of all allocated employment sites permitted to date
Amount of development including housing permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted	From a total of 315ha of allocated land 107ha has been granted planning permission during the monitoring period 2014-2015 which is equivalent to 33.9%.  Out of a total of 119.06 ha permitted in 2014-2015 107ha was on allocated sites which is equivalent to 89.8% of total development permitted.
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites is 31.9 dwellings per hectare (net)
Amount of new development permitted on previously developed land (brownfield	During 2013-2014, 10.04ha of a total of 119.06 ha permitted was on previously

redevelopment and conversions) expressed as a % of all development permitted	developed land equating to 8.4%
Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted (TAN4)	No major retail, office and leisure developments have been permitted in Torfaen's town centres
Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	During 2014-2015, there were no permissions for highly vulnerable or emergency services permitted within flood zone C2 not meeting all TAN15 tests
Amount of greenfield and open space lost to development (ha) which is not allocated in the plan	During 2014-2015 0ha of open space has been lost to development
Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste plan	To date permission for the remaining 0.4ha requirement for a Civic Amenity Site has now been granted planning permission (for 0.9ha) during 2014-2015.
The extent of primary land won aggregates permitted in accordance with the regional technical statement for aggregates expressed as a percentage of the total capacity required, as identified in the regional Technical Statement	0% of the 5-6 million tonnes requirement has been permitted under Policy M3.
The capacity of renewable energy developments installed in Strategic Search Areas by type (TAN8)	Torfaen does not lie within a SSA and therefore 0MW has been installed.
Total Housing units permitted on allocated sites as a % of overall housing provision	1285 units permitted on allocated sites equating to 27% of total housing provision of LDP Housing target of 4,700.  Total units permitted on allocated sites during the monitoring period (1,285 units) out of a total of 1,424 permitted equates to 90% of overall housing permitted on allocated sites
Employment land permitted (ha) on allocated sites as a % of all employment allocations	5.96ha permitted on allocation sites equating to 14.7% of all employment allocations.

## 5. Sustainability Appraisal Monitoring

- 5.1 The Strategic Environment Assessment Directive requires local authorities to undertake Strategic Environmental Assessment as part of preparation of their development plan. In addition the LDP Regulations require that local authorities undertake Sustainability Appraisal (SA) of their plan. It is recognised as best practise for local authorities to undertake SEA and SA together as an iterative part of the development plan process. A joint SA/SEA was undertaken as part of the preparation of the Torfaen LDP.
- 5.2 The SEA Directive also requires the Council to monitor the state of the environment through monitoring sustainability objectives, which were set out in an initial monitoring framework in Table 13.1 in the Final SA Report (2013). The table identified 23 Sustainability Objectives and 91 indicators which were intended to assist in monitoring the social, economic and environmental impact of the LDP. The set of indicators was preliminary and identified potential indicators. Through this monitoring process we have found there is an opportunity to improve the SA Monitoring to ensure that appropriate data is collected as a number of indicators are no longer relevant or data is not available or not sufficiently detailed to enable monitoring. The indicators will be refined over the next monitoring period. The detailed monitoring framework is included in Appendix B of this report which sets out the results of the monitoring of the 23 SA Objectives.
- 5.3 A traffic light system methodology has been used to identify if progress is being made towards the relevant objective, which is based on that used for the assessment of the LDP but amended for the purposes of this monitoring exercise. To summarise therefore for monitoring purposes a green result indicates that the results indicate a positive effect against achieving the objective, a white result indicates a neutral effect and red indicates the results suggest a negative effect against meeting the objective. An overview of the appraisal table is below:

Positive Effect towards meeting the Objective	
Neutral Effect	N
Negative Effect towards meeting the Objective	

- 5.4 The Sustainability Appraisal Monitoring Framework of the LDP identifies 23 objectives intended to measure the economic, social and environmental impact of the LDP. For each objective the SA identified the predicted long term effect of the LDP against the objective. This identified whether the LDP would be likely to have positive or negative effects against the objectives. The result for each objective will be the overall net effect when all the indicators are taken into account, considering there will be a range of positive, neutral and negative effects identified under each objective.
- 5.5 The following Table 5.1 sets out the summary assessment of the results of the Sustainability Monitoring. This can be cross referenced against the background data table in Appendix B of this report. A summary analysis of these results is provided in paragraphs 5.8-5.9.

<b>Table 5.1: Sustainability Appraisal Monitoring - Summary Table</b>		
<b>Objectives</b>		<b>Result</b>
1 & 2	To enable high and stable levels of local employment in Torfaen (positive effects) To achieve economic growth to contribute to business competitiveness (positive effects)	
3	To promote and enhance sustainable tourism in Torfaen (positive effects)	
4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination (positive effects)	
5	To protect, manage and enhance biodiversity (both positive and negative effects)	
6	To protect and manage geodiversity (positive effects)	
7	To reduce air pollution and improve air quality (both positive and negative effects)	
8	To minimise noise and light pollution (both positive and negative effects)	
9	To minimise the risk of and from flooding (both positive and negative effects)	
10	To conserve and enhance historic resources and their settings (both positive and negative effects)	<b>N</b>
11	To protect and enhance the valued landscape character of Torfaen (both positive and negative effects)	
12	To make most efficient use of land and buildings (both positive and negative effects)	<b>N</b>
13	To achieve a modal shift to more sustainable transport modes (both positive and negative effects)	
14	To promote sustainable building design (positive effects)	<b>N</b>
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling (both positive and negative effects)	
16	To maintain and improve water quality (both positive and negative effects)	<b>N</b>
17	To contribute to an increase in the use of renewable energy sources across the County Borough (positive effects)	<b>N</b>
18	To improve the affordability of housing (positive effects)	
19	To improve the variety and quality of housing (positive effects)	<b>N</b>
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities (positive effects)	<b>N</b>
21	To improve educational attainment and increase skill levels (positive effects)	
22	To improve the health and wellbeing of the population (positive effects)	
23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity (positive effects)	<b>N</b>

5.6 The results of the Sustainability monitoring indicate that out of 23 Sustainability Objectives overall positive effects were identified for 14 objectives and neutral effects for 8 objectives. No objectives were identifying a significant negative effect which is as expected. The table shows for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. Where monitoring shows that progress is not as predicted further analysis has been provided in paragraph 5.9 below. Progress will continue to be monitored in next year's AMR 2016. Where data

availability has proved a problem in terms of current indicators a review of additional indicators will be undertaken for the 2016 AMR.

5.7 As outlined above, the results for 7 SA objectives identified different effects when compared to their predicted effect. The reasons for this are summarised below:-

**Objective 10 - Conserve and enhance Historic resources and their settings -**

Overall positive effects not realised as whilst the LDP is facilitating the ongoing protection of historic resources as highlighted under the LDP Policy monitoring the number of Conservation Area Assessments with up to date reviews is behind schedule as whilst 4 Conservation Areas have up to date reviews currently two of the Council's six Conservation Areas (Llantarnam & Upper Cwmbran) have not been reviewed since designation in 1984. Therefore, these two priority Conservation Area Reviews will be undertaken in 2015/16, staff resources permitting. No significant issue identified.

**Objective 12 - Most efficient use of land -** Overall Positive effects not realised as a large percentage of permissions in this monitoring period resulted in indicators for development on brownfield falling below 60% hence a negative effect was identified. This was due to permission of 3 LDP greenfield sites. This figure is expected to improve in subsequent years with higher levels of brownfield development. Also the permissions granted on allocated sites during the monitoring period have not achieved the minimum standard of 30 dwellings per hectare. Again this is related to the nature of the permissions and is expected that higher densities will be achieved on subsequent allocations coming forward. No significant issue identified

**Objective 14 - To promote sustainable design -** Overall positive effects not realised as whilst sustainable design is being actively promoted through the LDP as identified in the LDP policy monitoring the aim to achieve Renewable and Low Carbon Energy Assessments as part of Strategic Sites has not been delivered to date on submitted applications. Further applications for developments on strategic sites will have to undertake these. The other reason for positive effects not being realised is also outlined in the LDP Policy monitoring is the delay in publication of key SPG, some of which will have a design basis. Delivery of the SPG programme will be given priority over the next year. Additional indicators have generated neutral results over the lack of data to monitor results. Overall matters above can be positively addressed and no significant issue identified.

**Objective 17 - Contribute to an increase in renewable energy sources -** Overall positive effects not realised as whilst the LDP is facilitating the aim to increase the amount of renewable energy produced in Torfaen, with some permissions granted, as identified above the aim to achieve Renewable and Low Carbon Energy Assessments as part of Strategic Sites has not been delivered to date on submitted applications. This will be addressed and the promotion of acceptable schemes that can contribute to an increase in renewable energy sources will be promoted. The Renewable Energy Study prepared in 2013 will facilitate this aim. Overall matters can be positively addressed and no significant issue identified.

**Objective 19 - Improve the variety and quality of housing -** Overall positive effects not realised as whilst the LDP is facilitating the delivery of needed new housing with 1671 dwellings delivered since 2006, and the granting of permission of additional Gypsy & Traveller accommodation, delivery rates for housing are behind target as outlined in the commentary to LDP Objective 16. To address this, actions to improve housing delivery through allocated sites and the encouragement of acceptable windfall will improve housing supply and delivery, which should improve

performance against this objective. This will be reviewed in the 2016 AMR in line with the monitoring of LDP Objective 16.

**Objective 20 - Improve Accessibility to and protect quantity of local services -**

Overall positive effects not realised, as whilst the LDP facilitates improved accessibility to, protection of and delivery of new and enhanced community facilities, the level anticipated in line with the S106 SPG has not been generated. All sites are subject to requirements for Children's Play, Open Space and Recreation provision, however on grounds of viability not all permissions have delivered the requirements of the S106 SPG, noting that as long as there are viability justifications, this is not against policy. The monitoring data has seen a number of new community facilities granted planning permission which is positive and this outweighs the numbers lost. The LDP has facilitated the delivery of new open space and recreation provision through the allocation and subsequent permission of housing sites. There are no significant issues identified as a balance must be struck in delivering necessary development alongside securing necessary infrastructure which does not affect viability.

**Objective 23 - Strengthen and enhance cultural identity of communities -**

Overall positive effect not realised due to availability of datasets that is able to monitor this objective. However whilst not an original indicator under this objective the LDP has facilitated the permission of a new Gypsy & Traveller site at Cwmyryscoy, important provision to sustain the cultural identity of this community by providing additional expansion to sustain the existing community. On a wider scale in terms of cultural indicators the numbers of people in Torfaen who speak Welsh is lower in 2011 than the previous census in 2001. The LDP facilitates growth and regeneration delivering housing and in particular affordable housing to many communities and a network of employment sites. This will have positive effects on communities. Facilitating the protection of existing community facilities and delivering new and enhanced facilities will also contribute to this objective. No significant effect identified and additional datasets will be identified to monitor this objective.

- 5.8 Therefore on balance it is considered that the plan is moving in a positive direction of travel overall against the sustainability objectives. The monitoring exercise raises no significant issues that would warrant direct intervention or action. Also as this is the first year of monitoring it is not possible to analyse trend data, it is considered the 2<sup>nd</sup> year and 3<sup>rd</sup> year AMR will generate more meaningful results in this respect.

## 6. Conclusions and Recommendations

### Conclusions

6.1 This 2015 AMR is the first monitoring report prepared since the adoption of the LDP in December 2013. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In assessing the performance of the effectiveness of the LDP, LDP Wales (para 4.43) sets out seven key factors to be considered in the AMR. These are addressed below:-

#### 1. Does the basic strategy remain sound (if not, a full plan review may be needed)

6.2 It is considered that the evidence collected from this first AMR following adoption of the LDP in 2013 indicates that the basic strategy remains sound. The regeneration aims of the strategy are being realised, albeit delivery is slower than anticipated. For example in North Torfaen delivery of housing is in line with forecasts, but is behind schedule in Pontypool and Cwmbran. This can be attributed to the impacts of the global recession and the delays in bringing forward key strategic sites. It is considered the plan is moving in the right direction in terms of the achievement of its objectives, but the strategy is taking longer to deliver than anticipated. The downturn in the economy continues to have a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be an issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.

6.3 The development strategy remains sound and there is no need for intervention at this stage in the form of a full review of the Plan.

#### 2. What impact are the policies having globally, nationally, regionally and locally?

6.4 Globally the SEA Monitoring Framework identifies a general positive change in the environment, whilst the LDP Policy framework is contributing toward meeting sustainable development targets.

6.5 From a national perspective, the LDP Strategy is facilitating the delivery of new housing and employment development to meet national requirements and projections particular in respect of affordable housing as identified in the report. As of April 2015, 1,671 (net) new dwellings have been delivered and 510 affordable housing units

6.6 From a regional perspective, the LDP is meeting its mineral and waste in line with regional technical statements/regional plans through site allocations and policy implementation. Also the LDP is assisting in the planning of future health services for the region through facilitating the delivery of the new Specialist Critical Care Centre at Llanfrechfa Grange which will serve Gwent and South Powys.

6.7 From a local perspective, the LDP is assisting in delivering regeneration opportunities and meeting local strategy objectives and local social and economic need. For example the safeguarding of 440 jobs through the regeneration of the Eastern Strip site (SAA1) with the new Morrisons foodstore and the opportunity for further development on this site will bring significant regeneration benefits. Since

commencement of the LDP in 2006, 1,671 (net) new dwellings have been delivered and 510 affordable dwellings bringing significant social benefits and bringing home ownership opportunities for many who otherwise would have been excluded from the market.

- 6.8 The SEA monitoring found the overall effects of the plan on sustainability and the environment to be realising a positive effect on the socio-economic and environmental well-being of the County Borough.

### **3. Do the policies need changing to reflect changes in national policy?**

- 6.9 The AMR needs to consider whether changes to national legislation, regulations and policy planning have any significant implications for the LDP. If the implications are significant, consideration is given if it necessitates a review of the LDP. As outlined in Chapter 3, there were no significant changes in national policy or legislation that directly affect the implementation for the LDP. A number of Policy updates to national planning policy were published during the period including updates to Planning Policy Wales (6<sup>th</sup> and 7<sup>th</sup> editions), Technical Advice Note 21 Waste (2014) and Technical Advice Note 12 Design (July 2014). However it has been concluded that these do not result in a need for the LDP Policies to be amended.

- 6.10 The most significant is the Planning Wales Act 2015 which gained Royal Assent and became law on 6<sup>th</sup> July 2015. This makes significant changes to the development planning framework. As outlined in chapter 3 of particular interest is the introduction of a regional planning tier in the format of a Strategic Development Plan for the Cardiff region which would mean matters including the strategic elements of LDPs; such as housing, employment, transport, Gypsy and Traveller provision, minerals and waste, could in the future be determined regionally. It is expected that Torfaen will be included in the Cardiff SDP area. Whilst not having implications for the findings of this AMR the programme for implementation of the SDP will inform any subsequent review of the LDP going forward. Aligned with this is LDPs in their current form will no longer be required within areas covered by an SDP, rather an LDP 'light' (LDPL), primarily dealing with site allocations not made by an SDP and development management policies will be prepared.

### **4. Are policies and related targets in LDP's being met or progress being made towards meeting them, including publication of relevant Supplementary Planning Guidance?**

- 6.11 The monitoring results indicate generally that the plan policies are performing effectively and the LDP Objectives are generally being met. No triggers have been identified which would point to the need to review the plan.
- 6.12 The LDP allocations are being delivered, albeit in general over a longer than anticipated timescale and contributing towards the LDP Strategy. The status of all the LDP allocations is set out in Tables 4.2 & 4.3.
- 6.13 The results of the SEA Monitoring process indicate that an overall positive effect against the sustainability objectives has been realised. This however is only the first year of monitoring and monitoring over a longer period in subsequent AMR's will identify a general direction of travel over the plan period.
- 6.14 Given the delivery of the SPG programme would be dependent on resources and priority no specific timetable for production was agreed. Whilst progress on a

number of SPG is underway, none have been delivered. Therefore, it is considered that a number of key SPG / Development Frameworks / Development Briefs should be prepared over the coming year to facilitate delivery of the Plan. Progress will be reported in next years AMR.

**5. Where progress has not been made, what are the reasons for this and what knock on effects it may have?**

- 6.15 As this is the first AMR, it is difficult to assess progress from only one year of monitoring. It is also not possible to analyse trend data at this stage, this will become more relevant in subsequent AMR's. However in line with some targets it is clear that parts of the plan namely housing delivery and employment delivery is slower than anticipated. In terms of housing delivery, the plan is on target for delivery in the North of the Borough effectively delivering the regeneration aims of the development strategy for this area. Delays to the bringing forward of the strategic sites and the downturn of the economy is resulting in slower delivery of housing in the Cwmbran and Pontypool sub market areas. However a number of large strategic sites have recently been granted planning permission which will assist in boosting delivery rates moving forward. A continued shortfall in housing delivery rates against targets will mean the overall housing target unlikely being met, which has implications for delivery of other aspects of the plan such as affordable housing delivery and the ability to demonstrate a 5 year land supply.
- 6.16 Delivery of employment land is also slower than anticipated, however given recent permissions and take up of employment land it is expected delivery rates moving forward. Therefore whilst there is a reduction in delivery rates of housing and employment at this current time it is not considered necessary to review the plan.

**6. What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives?**

- 6.17 Paragraphs 4.7 and 4.8 above, detail the LDP Strategy monitoring 'issues' with regards to LDP Objectives 1: 'Employment'; 4: 'Design'; 7: 'Cultural and Historic Resources'; 8 & 11: 'Sustainability'; and 16: 'Housing'. Similarly, paragraph 5.7 above details the Sustainability Appraisal monitoring 'issues' with regards to SA Objectives 10 Conserve and enhance Historic resources and their settings; 12 - Most efficient use of land; 14 - Promotion of sustainable building design; 17 - Contribute to an increase in renewable energy sources; 19 - Improve the variety and quality of housing; 20 - Improve Accessibility & Services; and 23 - Improve Communities. Whilst some of these 'issues' require further monitoring, the Council has identified a list of actions outlined in Tables 4.2, 4.3 & 4.4 and paragraphs 4.7, 4.8 and 5.7 to address such matters going forward. With the exception of the potential to review the LDP in the light of the RTS 1<sup>st</sup> Review 'Zero' Aggregate Apportionment for Torfaen (where the Council has decided to await the outcome of the current Tir Pentwys Planning Application) rather than review the Plan, there were no other issues identified that would warrant a need for any aspect of the LDP to be adjusted or replaced at this time. The review of viability (detailed in Table 4.4) has shown that potential changes associated with Policy H4 be considered by the Council.

**7. If policies or proposals need changing, what suggested actions are required to achieve this?**

6.18 It is not considered that any policies or proposals need changing at this time, as the Plan Strategy remains sound. Rather the focus is on improving the speed of delivery of elements of the Strategy.

6.19 Further to the above the Welsh Government has issued a revised LDP Manual (September 2015). This identifies in para 9.4.8 additional issues the AMR may be relevant to consider. In light of this these have been added to the report.

**What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?**

6.20 This is covered in detail in section 3 of the report. The analysis determines that such changes do not lead to a need to review the Plan or for policies to be amended.

**How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?**

6.21 As covered in the report and the questions above, the LDP Strategy remains sound and no change is required to the policies or targets.

**What sites have been developed or delayed in relation to the plan's expectations on location and timing?**

6.21 Section 4 of this report provides a detailed analysis of the delivery of each individual allocation, and where this is behind schedule a statement to facilitate delivery.

**What has been the effectiveness of delivering policies and in discouraging inappropriate development?**

6.22 It is considered the majority of policies are being delivered effectively. A number of policies have been identified in section 4 of this report where it is felt additional action is required to improve delivery or effectiveness.

**Recommendations**

6.23 As a result of the above the first LDP Annual Monitoring Report 2015 concludes with the following recommendations:-

1. **There is no evidence to indicate that there is a need for a full or partial review of the plan at this time. Progress in delivery of the strategy is slower than expected primarily due to the prevailing economic climate impacting on the housing and employment markets however it is considered the strategy is sound and is effective to promote growth and regeneration opportunities in Torfaen.**
2. **The actions identified in this AMR to stimulate delivery on sites and to improve implementation of policies be progressed over the next monitoring period and reported in the 2016 AMR.**
3. **Report to be presented to the next Council to consider changing the Adopted Planning Obligations SPG on the identified affordable housing and S106 matters.**

## APPENDIX A - Torfaen LDP Annual Monitoring Framework Tables

<b>LDP Objective 1</b>	<b>To ensure the provision of an appropriate quality &amp; range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Ensure delivery of allocated employment sites and protection of existing employment sites</i></li> <li>▪ <i>Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool</i></li> <li>▪ <i>Improve vitality and viability of the town centres over the plan period</i></li> </ul>			
	Supporting Policy: S6, S8, S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET1-EET6, RLT1-RLT11, CF2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
1. 40.3ha of allocated employment land developed over the plan period (use class B1,B2,B8)	10ha of allocated employment land delivered by 2017	<i>Annual area (h.a.) of allocated employment land developed for B1, B2, B8 uses</i>	2.8ha of employment allocations developed per annum for employment purposes	Less than 1ha of employment allocations per annum for employment purposes since 2013
<p><b>1. ANALYSIS</b> - During the monitoring period 0ha of allocated employment land has been developed. However before the monitoring period the following allocated employment sites have been developed:</p> <p>EET1/1 – Ty Coch Way, Two Locks – 1.4ha developed = Now built out  EET2/1 – Former Gas works site, Panteg Way, New Inn = 0.9ha developed (For Household waste recycling centre)  EET3/2 – Gilchrist Thomas Industrial Estate, Blaenavon = 0.5ha developed (For car park, storage and unit extension)  Total Allocated Employment Land delivered = <b>3.0ha.</b></p> <p><b>Of the total 40.3 ha of allocated land for employment and business 7.5% of employment land has been developed</b></p> <p>By the end of 2017 it was expected 10ha of allocated employment land would be developed. To date only 3ha of allocated sites have been delivered and none within the first monitoring period therefore a trigger has reached. The Council has seen however a significant upturn in queries and demand for employment land and consider that land will start to be come forward for development in the near future. For example a 6.7ha employment site at Usk Vale has been acquired by developers who are looking to deliver an employment development at that site in 2015/16. This will be a significant delivery of allocated employment land and would likely realise the 10ha target by 2017. Therefore whilst a trigger has been reached it is considered the upturn in the employment market will address this situation going forward.</p> <p>In addition to the allocated sites, the Council monitors annually the existing employment areas across the County Borough. As well as aiming to facilitate delivery of new allocated employment sites, protection and enhancement of existing</p>				<b>Activated</b>

employment estates to facilitate economic development is supported. Since adoption of the LDP there has been 1.86 ha net of new employment development on existing employment estates comprising extensions to existing operations to accommodate business expansion and new development. This represents at 40% site coverage for buildings equivalent to 4.65ha of employment land redeveloped (considering buildings equate to 40% of an employment site, the remaining 60% being access, parking, landscaping).

Permission has been granted for up to 14500sqm on up to 2.96ha of B1 employment land at Llantarnam SAA3. Also as part of the Morrison's permission 2.5ha of B1 office floorspace was permitted as part of this application.

Therefore whilst there has been no delivery of allocated employment land during the monitoring period, 3ha of allocated employment sites have been delivered in total representing 7.5% of total allocations. We are aware that 6.7ha has been acquired at Usk Vale, with site clearance being undertaken. Since adoption of the plan 2 employment allocations have been permitted totalling 5.46ha of employment land. Further whilst new build activity is behind schedule conversions and redevelopment of existing sites has seen significant activity, which outlines the importance of the protection of existing industrial estates. On existing sites 1.86ha of new floorspace has been developed which considering buildings equate to 40% of an employment site, the remaining 60% being access, parking landscaping this redeveloped floorspace would equate to 4.65ha.

To conclude therefore allocated employment delivery is slightly behind schedule but delivery of 10ha is considered achievable considering recent interest and permissions. Recent permissions for 5.96ha on allocated sites may add to delivery. With regard the 2.96ha at Llantarnam this will be actively marketed shortly and we expect this site to be attractive to the market given its location in proximity to the M4 corridor. The protection of existing employment estates should be prioritised.

**A trigger has been activated and the plan is behind schedule in this regard with delivery of allocated employment land.**

2. Development of identified retail floorspace requirements in Cwmbran and Pontypool up to 2021 to be delivered in town centre	Planning permission for retail development to meet comparison floorspace requirements in Cwmbran Town Centre (Approx 4800-8400sqm) Planning permission for retail development to meet convenience floorspace requirements for Pontypool (Approx 1120-1500sqm net)	<i>Amount of major new retail and leisure development permitted in the three defined town centres</i>	Any major Retail and Leisure permissions are granted within existing town centres	<del>1 significant development permitted outside of a defined town centre</del> Non delivery by 2017
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**2. ANALYSIS** - No major new retail and leisure development permitted in the three town centres during the monitoring period.  
Convenience floor space requirements for Cwmbran was taken up by Morrison's Planning Applications 11/P/00101 and 12/P/00035 respectively. Council in ongoing discussions with owners of Cwmbran Town Centre M&G in relation to potential

**Not Activated**

<p>future proposals for redevelopment of town centre site RLT2/1 Land on the eastern side of the town centre (broadly the area to the east of North Walk and the Mall) to accommodate identified comparison floorspace requirement in Cwmbran Town Centre (of approx 4800-8400sqm).</p> <p>No convenience floorspace requirements delivered in Pontypool during this monitoring period.</p> <p>It is considered that the trigger is incorrect for this indicator as this indicator is merely about delivery of the identified floorspace requirements for Cwmbran and Pontypool. Trigger to be reworded to 'Non delivery by 2017'. Monitoring of major retail development outside centres is covered by Indicator 7.</p> <p><b>Therefore whilst a trigger has not been reached there has been to date non delivery of the identified comparison requirements in Cwmbran and Convenience in Pontypool. Ongoing discussions with M&amp;G to facilitate delivery of identified comparison retail requirements.</b></p>				
3. Protection of existing employment land	Protection of existing employment land	<i>Area (ha) of employment land lost to alternative uses</i>	No loss of existing employment land	1 application granted permission on existing employment land for alternative uses
<p><b>3. ANALYSIS</b> - No allocated employment land lost to other uses therefore the plan is on target. There have been two COU of applications resulting in loss of B2 and B1 floorspace approved in the monitoring period.</p> <p>2 applications resulting in a loss of employment land have been approved but this is not considered to affect the provision of existing employment floorspace as this only equates to 0.08ha. However these have been done where evidence provided demonstrates the facility no longer needed and has been actively marketed and the proposed use would not have an adverse impact on the operating requirement of the existing businesses or employment estate. Therefore it is considered they meet the requirements of the policy. This included COU of an industrial unit of 711sqm to retail unit for an agricultural merchants at Avondale Industrial Estate and Change of Use from B1 to a D1 Dentist use at Brecon House Llantarnam.</p> <p><b>It is considered that whilst a trigger has been reached these are very small applications and does not affect the employment land supply, therefore overall the plan is on target in respect of protection of important employment land.</b></p>				<b>Activated</b>
4. Protection of primary retail core in defined Primary frontages from conversion to other uses	<p>No loss of A1 units in defined 100% Primary frontages in Pontypool</p> <p>No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p>	<p><i>Number of applications approved per annum for non A1 uses in defined 100% primary frontages in Pontypool</i></p> <p><i>Number of applications approved per annum for non A1 uses over and above prescribed 1/3 limit in defined 100% primary frontages in Cwmbran and Pontypool</i></p>	<p>No loss of A1 units in defined 100% Primary frontages</p> <p>No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p>	<p>1 application granted permission up to 2017</p> <p>1 application granted permission up to 2017</p>
<p><b>4. ANALYSIS</b> -</p> <p>Non A1 100% Primary Frontages – No applications approved for non A1 uses in defined 100% primary frontages.</p>				<b>Not Activated</b>

Non A1 uses over 1/3 limit in defined 100% Frontages – No applications approved resulting in non A1 uses over and above 1/3 limit				
<b>The Plan is therefore on target in respect of protection of Primary Retail frontages and the vitality and viability of our town centres</b>				
5. Protection of secondary frontages in Pontypool and Cwmbran Town Centres	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	<i>Number of applications approved per annum for non A1 uses over and above prescribed 50% limit in defined secondary frontages</i>	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	1 application granted permission up to 2017
<b>5. ANALYSIS</b> - Non A1 over 50% secondary frontages – No applications approved resulting in non A1 uses above 50% limit in defined secondary frontages				<b>Not Activated</b>
<b>The plan is therefore on target in respect of protection of Secondary Retail frontages and the vitality and viability of our town centres</b>				
6. Protection of existing town, district or local centres	No permissions granted	<i>Amount of retail floorspace (above 235sqm gross) developed outside established town, district or local centres</i>	No permissions granted	1 application granted permission per annum
<b>6. ANALYSIS</b> - There has been 1 application for retail floorspace of above 235sqm granted outside the town centre. This is discussed below				<b>Activated</b>
<p><b>Trigger - 1 development permitted outside defined town centre.</b> 14/P/00133 at former Homebase Ltd (variation of condition to sell additional goods). The officer report concluded that the application does not comply with Policy S9 in the LDP and does not comply with all the criteria of Policy RLT3 namely the sequential test requirement and integration with the Town Centre. However, on balance in this case given that the application unit is an existing retail unit with an existing lawful retail use, the impact of the proposal on the Town Centre would be between 0.5% and 1.1% (albeit the impact on individual retailers in the same sectors as B&amp;M would be greater) and the conditions to be imposed as well as the agreed restrictions secured through the Unilateral Undertaking i.e. the permission and use of the unit would be restricted to B&amp;M Retail Ltd and should they vacate the unit post 4th October 2017 (i.e. the time limit for the Inspector's Appeal Decision) then the control of the unit would revert to that granted under the 99/P/03161 Planning Permission. The proposal will have an impact on Cwmbran Town Centre as identified above (and certain retailers in particular) however, the proposed impact given that the permission will relate to use by B&amp;M Retail Ltd only and contain floorspace conditions, it is not considered that this will lead to a negative overall impact on vitality and viability of Cwmbran Town Centre.</p>				
<b>It is considered that whilst a trigger has been reached this application has been appropriately conditioned so would not have an adverse impact on the vitality and viability of Cwmbran Town Centre.</b>				
7. Reduce vacancy rates across the	Reduce vacancy rates across the three retail centres by	<i>Annual vacancy rates of Cwmbran, Pontypool and</i>	Reduction in vacancy rates across the three retail centres	Increase in current vacancy levels by 2017 from a 2014 base date

three town centres over the plan period to improve vitality and viability of the centres	2017	<i>Blaenavon Centres</i>			
<b>7. ANALYSIS</b> - The table below shows the vacancy rates in town centres since the beginning of the Plan period				<b>Not Activated</b>	
Town Centre	2006 Survey (National Average of 8%)	2010 Survey (National Average 11.06%)	2015 Survey (National Average 10.4%)		
Cwmbran	2%	4.3%	5.4%		
Pontypool	16.18%	24%	13.75%		
Blaenavon	26%	12%	13%		
<p>The table above below shows vacancy rates in town centres since the beginning of the Plan Period (noting that care must be taken in their analysis, as the 2006 and 2010 surveys were carried out by GVA and the 2015 by the Council and different town centre areas were used, especially in Cwmbran). Cwmbran continues to perform exceptionally well as a sub regional centre with vacancy rates well below the national average. Vacancy rates in Pontypool and Blaenavon have decreased over the plan period but remain above the national average. The results generally reflect national trends; and the overall reduction in vacancy rates in Pontypool and more notably in Blaenavon is welcome.</p> <p><b>The Plan is therefore on target in respect of reduction in vacancy rates across the three town centres.</b></p>					
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications TCBC Employment Land and Retail Studies TCBC Annual Retail Surveys			

<b>Summary Assessment Objective 1</b>
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<b>LDP Objective 2</b>	<b>To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Enable delivery of community facilities</i></li> <li>▪ <i>Protection of areas of important urban open space to encourage recreation and health improvement</i></li> </ul>			
	Supporting Policy: S4-S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H5, EET4-EET6, RLT4, RLT8, T3, CF1-CF6, C3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
8. New development contributing to	<b>Provision made in 100% of applicable developments per</b>	<i>% of applicable developments providing community facilities,</i>	Provision made in 100% of applicable developments per	Provision made in 60% of applicable developments per

retention/enhancement or provision of community facilities	<b>annum by 2017 in line with Adopted 106 SPG</b> <b>No applications approved contrary to protective aim of Policy CF3</b>	<i>leisure and outdoor recreation facilities</i> <i>Number of applications approved contrary to protective aim of Policy CF3</i>	annum in line with Adopted 106 SPG No applications approved contrary to protective aim of Policy CF3	annum 1 application approved contrary to protective aim of Policy CF3
<p><b>8. ANALYSIS</b></p> <p><b>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</b> - A review has been undertaken of all applications of 3 or more dwellings that have provided open space, play and recreation contributions/facilities in line with the Adopted Planning Obligations SPG In total 15 applications were approved which fell within the S106 threshold. Of those 2 schemes were fully compliant equating to 13% of applicable development permitted during the monitoring period.</p> <p>However, the indicator monitors the numbers that were subject to assessment against the SPG noting that the SPG allows for none or less provision if justified on viability grounds. 80% of applications were assessed under the policy. 20% or 3 schemes were not fully assessed. The target for future years is to ensure all applications are assessed against the SPG. The remaining were non compliant due to viability considerations. Therefore this is not a failure of the policy as it has ensured all suitable sites are tested. If viability reasons indicate that schemes cannot provide for the identified S106 requirements, relaxing the requirement is considered acceptable in line with the Adopted SPG</p> <p>Aside from this the monitoring has identified 4 schemes providing a community facility which is positive.</p> <p><b>Number of apps approved contrary to protective aim of Policy CF3</b> - A small number 5 planning applications have been approved for loss of community facilities, however these have been done where evidence provided demonstrates the facility no longer needed or it is no longer economically viable to continue. Therefore it is considered they meet the requirements of the policy. None have been permitted contrary to the protective aims of the policy. No issue identified.</p> <ul style="list-style-type: none"> <li>• OAP Club Stanley Rd, Garndiffaith - COU from a disused community hall to a café operated by a community group - Positive as replaced with new community use</li> <li>• Former Race AFC Playing Fields, Cwmyrnyscoy - Loss of existing disused Race AFC football pitch but replacement pitch allocated under Policy CF/6</li> <li>• Scout HQI Brickworks, Two Locks Road - COU from day nursery to scout hut - Positive as replaced with alternative community facility</li> <li>• Uskvale Bowling green - COU form disused green to Employment - Facility redundant and compensatory provision negotiated to improve alternative facilities so positive</li> <li>• The Play Station, Ty Rosser Gwyn, Garndiffaith - COU of first and second floors to residential. Retention of community facilities on ground floor, but loss of first floor justified as not been used in 14/15 months and unlikely in economic climate to be demand. Also nearby community facilities.</li> </ul>				<p><b>Activated</b></p>
				<p><b>Not Activated</b></p>
9. Protection of designated Important Urban Open Spaces	Designated IUOS remain undeveloped	<i>Amount of land of identified Important Urban Open Space lost to development</i>	0ha lost per annum	1 application approved resulting in negative impact on IUOS or 0.5ha lost per annum

<p><b>9. ANALYSIS</b> - A review of planning applications indicates there was 0ha of Important Urban open Space lost to development. This is clear that the designation of such spaces in the LDP has given the necessary protection to retain this important network of green corridors in the County Borough</p> <p><b>The Plan is therefore on target in respect of the protection of designated Important Urban Open Space in Torfaen.</b></p>		<b>Not Activated</b>
<p><b>Bodies Responsible:</b> Torfaen County Borough Council</p>	<p><b>Data Sources:</b> TCBC Planning Applications TCBC S106 Database</p>	

<b>Summary Assessment Objective 2</b>	
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<b>LDP Objective 3</b>	<b>To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Promote the precautionary approach to development in respect of floodrisk</i></li> </ul>			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
10. No highly vulnerable development will take place within the C1 and C2 flood zones	No planning permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<p><i>Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (para 6.2 i-v)</i></p> <p><i>*This indicator to be broken down to outline extensions to dwellings, and applications for individual dwellings and multiple dwellings*</i></p>	No permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<p><u>N/A</u> No applications for Highly Vulnerable development to be permitted in C2 floodplain</p> <p><u>N/A</u> 100% of applications permitted in C1&amp;C2 floodplains to meet all the TAN15 tests (para 6.2)</p>
<p><b>10. ANALYSIS -</b></p> <p>Amount of development TAN15 permitted in C1/C2 areas not meeting TAN15 Tests – No planning applications approved in C1/C2 floodplain areas not meeting all TAN15 tests. (taken from the National Sustainable development indicators quarterly returns for the monitoring period). Would appear at present the plan is on target.</p> <p><b>The plan is therefore on target in respect of the precautionary approach to floodrisk and avoiding permitting unacceptable forms of development in the floodplain which is a key requirement of sustainable development.</b></p>				<b>Not activated</b>
<p><b>Bodies Responsible:</b> Torfaen County Borough</p>		<p><b>Data Sources:</b> TCBC Planning Applications</p>		

Council	Natural Resources Wales	
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<b>Summary Assessment Objective 3</b>	
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<b>LDP Objective 4</b>	<b>To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Creation of sustainable communities promoting quality design in new development</i></li> </ul>			
	Supporting Policy: S3, S4, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: C4, C5, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
11. Facilitate good design in new development	SPG adopted in line with timescales in Appendix 2 of the LDP	<i>Adoption of design guidance as outlined in SPG Programme</i>	Adoption in accordance with the timetable in LDP Appendix 2	A 2 year delay in adoption of SPG in line with the timetable
<p><b>11. Analysis</b> – The SPG Programme in Appendix 2 of the LDP listed the SPG to be produced and also the existing SPG that needs to be reviewed to take account of the amended LDP Policy context. Given the delivery of the SPG programme would be dependant on resources and priority no specific timetable for production was agreed. Whilst progress on a number of SPG is underway, it is considered that a number of key SPG/Development Frameworks/Development Briefs should be prepared over the coming year to facilitate delivery of the plan.</p> <p>In light of the fact there is no specified timetable to monitor delivery above it is considered this indicator should be reworded to ‘<i>Annual delivery of SPG during the year</i>’. The indicator will then focus on numbers of SPG delivered.</p> <p><b>No trigger has been reached in respect of this indicator but as none as been delivered to date it is considered further action to deliver specific SPG over the next year should be undertaken.</b></p>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC SPG Programme		

<b>Summary Assessment Objective 4</b>	
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<b>LDP Objective 5</b>	<b>To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Enable delivery of improved and additional education facilities across the County Borough up to 2021 and secure improvements through S106 as part of new development schemes</i></li> </ul>			
	Supporting Policy: S8	Supporting Strategic Action Area Policy: SAA4	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET4, CF2, CF3

Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
12. Delivery of allocation CF2 Panteg Primary School	Implementation of Panteg Primary School	<i>Provision of new primary school at Panteg</i>	Status of delivery of primary school	Non implementation by 2017
<b>12. ANALYSIS</b> - The LDP safeguarded land under Policy CF2 for the provision of a new primary school at Panteg Steelworks. Planning Application (15/P/00100) for new primary school approved on 28 <sup>th</sup> April 2015. Construction will be commencing in the summer of 2015 with opening scheduled for September 2016 ahead of 2017 trigger level. <b>The Plan therefore is on target</b>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications – S106 Monitoring Database TCBC Education Department		

## Summary Assessment Objective 5

LDP Objective 6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community			
Monitoring Aim	<ul style="list-style-type: none"> <li>Facilitate improvements to the tourism assets of Torfaen through the planning system and protect resources from damaging development</li> </ul>			
	Supporting Policy: S6, S8	Supporting Strategic Action Area Policy: SAA2	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET6, T2, T3, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
13. Improvement in quality and provision of tourist facilities	Improvement in quality and provision since adoption of the LDP	<i>Number of new development schemes delivered for tourist related facilities</i>	Planning consents for new or improved tourism facilities	No schemes by 2017
	Increase in visitors to Torfaen	<i>Annual number of visitors to TCBC</i>	Year on year increase of visitors to Torfaen	Decrease in visitors to the County Borough compared to previous year
<b>13. ANALYSIS</b> - There have been a few applications for tourist related development which is welcomed and is a key aim of the LDP as supported by Policy EET6. There have been 4 applications permitted for new and improved tourism facilities. Schemes are identified below: <ul style="list-style-type: none"> <li>Conversion of outbuilding in Allgood farm to 2 Holiday cottages - Allgood farm Blaenavon</li> <li>3 storey bedroom block for 44 beds - Parkway Hotel and conference Centre, Llantarnam</li> <li>8.3m Climbing net, Cwmbran Park</li> <li>Proposed skate park and floodlights, North Field Recreation Area</li> </ul>				<b>Not activated</b>

2011 - 942,000 visitors generating expenditure of £54.4 million 2012 - 938,300 visitors generating expenditure of £57.21  2014 - Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013 2014 - Total economic impact of tourism was £65.40m, which was a 6.5% increase on 2013  Whilst the latter indicator is not a direct result of the implementation of the LDP, the LDP can facilitate this through the permission of tourist related schemes, which the planning system has done as identified above.  <b>The Plan is therefore on target in respect of facilitating improvements to the tourism assets of Torfaen</b>				
14. Protection of existing tourist facilities	No loss of tourist facilities to other uses	<i>Loss of tourist facilities (Policy EET6) to other uses</i>	No loss of tourist facilities to other uses	Loss of 2 or more tourist facilities over plan period
<b>14. ANALYSIS</b> - There has been one application which results in a loss of tourist facility (COU of holiday cottage to dwelling at Yew Tree Farm, Upper Cwmbran), however this was considered acceptable as the owners could no longer continue running the cottage as part of the farm enterprise. No trigger been reached  <b>The Plan is therefore on target in respect of protection of sustainable tourist facilities ensuring that access to a range of tourist facilities is promoted through the LDP</b>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications TCBC Economic Development - STEEAM Data		

<b>Summary Assessment Objective 6</b>	
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<b>LDP Objective 7 To conserve and enhance the distinctive cultural and historic resources of the County Borough</b>				
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Promote conservation and enhancement of cultural and historic resources and protect them from inappropriate development</i></li> <li>▪ <i>Promote continued protection of Blaenavon World Heritage Site from inappropriate development and design</i></li> </ul>			
	Supporting Policy: S4, S7, S8	Supporting Strategic Action Area Policy: SAA2, SAA4, SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: EET6, C2, HE1, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
15. Conservation and Enhancement of the Blaenavon World Heritage Site	No applications approved contrary to advice from CADW or ICOMOS	<i>Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site</i>	No applications approved contrary to advice from CADW or ICOMOS	1 development permitted contrary to advice from ICOMOS/CADW regarding potentially negative effects upon the setting and character of the BILWHS

<p><b>15. ANALYSIS</b> - There has been no applications approved contrary to advice from CADW or ICOMOS which could have adverse impacts on the setting of the World Heritage Site.</p>				<p><b>Not activated</b></p>
<p>16. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting</p>	<p>No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.</p>	<p><i>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, Site of Archaeological Significance, or Historic Park and Garden</i></p>	<p>No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.</p> <p>Production of Heritage SPG by 2017</p> <p>Production of Buildings of Local Importance SPG by 2017</p>	<p>1 or more planning consents issued</p>
<p><b>16. ANALYSIS</b> = There have been 3 applications permitted with an outstanding objection from the authorities Conservation Officer. Notwithstanding this whilst there remained an objection the Case Officer has concluded that the schemes would have no adverse impact on the Listed Building/Conservation Area in question, taken into consideration other material considerations. In all reports the Conservation Officers comments have been fully considered.</p> <p><b>Therefore, considered the Plan remains on track in respect of the protection of historic resources.</b></p>				<p><b>Activated</b></p>
<p>17. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting</p>	<p>Complete Conservation Area Assessments by 2017 and review every 5 years</p>	<p><i>Number of Conservation Areas with up to date assessments</i></p>	<p>Complete Conservation Area Assessments by 2017 and review every 5 years</p>	<p>Complete Conservation Area Assessments by 2017 and review every 5 years not completed</p>
<p><b>17. ANALYSIS</b> - There are currently six Conservation Areas in Torfaen. These are Blaenavon Town Centre, Pontypool Town Centre, Llantarnam, Upper Cwmbrian and Cwmavon. The following Conservation Area Appraisals have been undertaken:</p> <ul style="list-style-type: none"> <li>▪ Blaenavon Conservation Area - Conservation Area Appraisal and reviewed boundary undertaken in 2011, with amendments to boundary made - Up to date</li> <li>▪ Cwmavon Conservation Area - Conservation Area Appraisal and review of boundary undertaken in 2011 - Up to date</li> <li>▪ Pontypool Town Centre - Conservation Area Appraisal and review of boundary undertaken in 2011, with amendments to boundary made - Up to date</li> <li>▪ Monmouthshire and Brecon Canal Conservation Area - Conservation Area Appraisal undertaken in 2011 to designate length within Torfaen as a Conservation Area - Up to date</li> <li>▪ Llantarnam Conservation Area - This is lacking an up to date CAA , last undertaken in 1984</li> <li>▪ Upper Cwmbrian Conservation Area - This is lacking an up to date CAA, last undertaken in 1984</li> </ul> <p>Four out of 6 CAA's have up to date assessments which is positive, delivery of appraisals for the Llantarnam and Upper Cwmbrian CAA's by 2017 will be dependent on staff resources.</p>				<p><b>Activated</b></p>

<b>Bodies Responsible:</b> Torfaen County Borough Council & ICOMOS/CADW	<b>Data Sources:</b> TCBC Conservation Area Appraisals TCBC Planning Applications
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<b>Summary Assessment Objective 7</b>
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<b>LDP Objective 8 &amp; 11</b>	<b>To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>New development promotes sustainable design and location principles including the need to minimise travel by car</i></li> </ul>			
Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:	
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
18. To increase the amount (in MW) of energy produced in the Torfaen from renewable sources	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen since 2013	<i>Permitted capacity (MW) of renewable electricity and heat projects</i>	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the plan period	No annual increase in the permitted capacity of renewable electricity and heat projects within the County Borough over a 3yr period.
<b>18. ANALYSIS</b> - There has been one significant application for a CHP plant and Wood fuel processing facility at Morgan's of Usk Ontario Works, Gate 3, Pontyfelin Ind Est (14/p/00586) - Peak output of 279kw/hr Householder - 16 solar panels on outdoor shed - 0.04MW				<b>Not Activated</b>
19. Major planning applications assess potential for onsite Renewable/Low Carbon Energy technologies	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	<i>Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment</i>	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	75% of all strategic sites and strategic action areas accompanied by a Renewable /Low Carbon Energy Assessment
<b>19. ANALYSIS</b> - During the monitoring period there were three Strategic Action Areas granted planning permission, namely SAA1 Eastern Strip and SAA3 Llantarnam and SAA6 South Sebastopol. Neither of these applications were accompanied by a Renewable and Low Carbon Energy Assessment. This identifies a need for stronger application of the requirements of Policy S3 in respect of seeking these assessments as part of planning applications for strategic sites. This will be sought on future applications.				<b>Activated</b>
20. Promote a sustainable	All new windfall developments permitted per annum.	<i>Number of Major Windfall schemes permitted per annum</i>	All new windfall developments permitted per annum	Less than 80% of all new windfall developments permitted per annum

approach to the location of Major Windfall development		<i>within 400m of facilities (shop, bus) and 1000m of school</i>		
<b>20. ANALYSIS</b> - 6 major windfall schemes permitted during the monitoring period, 5 within recommended distances. 83% within distances to facilities: <ul style="list-style-type: none"> <li>▪ Crownbridge School (22 units) - Within distances to facilities</li> <li>▪ Somerton House (16 units) - Outside distance to shop, within others</li> <li>▪ Bakery Close, Talywain (13 units) - Within distances to facilities (Amendment to previous submitted scheme)</li> <li>▪ Henllys Village Rd (18 Units) - Within distances to facilities</li> <li>▪ Land off King Street, Blaenavon (10 units) - Within distances</li> <li>▪ Foundry Cottages, (31 units) - Within recommended distances</li> </ul>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Development Industry		<b>Data Sources:</b> TCBC Planning Applications		

<b>Summary Assessment Objective 8 &amp;11</b>
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<b>LDP Objective 9</b>	<b>To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>To safeguard important mineral resources from sterilisation</i></li> <li>▪ <i>Maintain a minimum 10 year landbank of permitted aggregate resources</i></li> </ul>			
	Supporting Policy:	Supporting Strategic Action Area Policy: SAA5	Supporting Borough Wide Policy:	Supporting Topic Based Policy: M1, M2, M3, M4
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
21. Maintain a minimum 10 year aggregate landbank throughout the plan period	Planning permission for Tir Pentwys granted  Maintain a minimum 10 year supply of aggregate resources	<i>Aggregate Landbank for Torfaen</i>	Maintain a minimum 10 year supply of aggregate resources	Less than a 10 year land supply of RTS aggregate resources  Planning permission for Tir Pentwys not granted by 2016
<b>21. ANALYSIS</b> - There are issues with the monitoring aim (No.21) to 'maintain a minimum 10 year aggregate landbank throughout the plan period and planning permission for Tir Pentwys to be granted by 2017'. This because, as noted in paragraphs 3.47 & 3.48 above, the South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) on Aggregates 1st Review (2014), as endorsed by the Welsh Minister, now makes a 'zero' aggregate apportionment for Torfaen. This compared to an annual requirement of 400,000 tonnes per annum in the previous 2008 RTS, upon which the LDP (Policy M3) made a 7.2Mt aggregate allocation in the Tir Pentwys Preferred Area for Aggregates. Therefore, the latest RTS 1st Review 'zero' aggregate apportionment for Torfaen, as a 'significant contextual change', should trigger a 'Selective Review' of this part of the LDP. However, there is a current planning application for the site				<b>Activated</b>

which is expected to be determined shortly, therefore, it is proposed to let this process 'play out' before making a decision on whether to review Policy M3.				
22. No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	<i>Number of planning permissions for permanent, sterilising development within a mineral site buffer zone or minerals safeguarding area</i>	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	1 permanent sterilising development permitted within a mineral buffer zone or a minerals safeguarding area
<b>22. ANALYSIS</b> - No permissions granted for permanent sterilising development within a mineral site buffer zone or mineral safeguarding area				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & South Wales Regional Aggregates Working Party		<b>Data Sources:</b> TCBC Planning Applications, Regional Technical Statement, SWRAWP Annual Survey		

## Summary Assessment Objective 9

<b>LDP Objective 10</b>	<b>To protect, manage and enhance biodiversity and ecological networks across Torfaen</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>To protect and enhance the strategic biodiversity network across Torfaen including key ecological corridors</li> </ul>			
	Supporting Policy: S3, S7, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
23. Promoting incorporation of green infrastructure in new development	Annual net increase	<i>Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site improvements through S106 mechanisms</i>	Annual net increase	No net increase over a 2 year period
<b>23. ANALYSIS</b> - All new major residential development has incorporated green infrastructure and landscaping contributing to habitat creation in the design. This indicator however is likely to realise a 100% figure as all major schemes should include landscaping/open space which will contribute to meeting this indicator.				<b>Not Activated</b>
24. Ensure protection of European designated Sites	No developments permitted	<i>Number of planning applications granted which have an adverse effect on the</i>	No developments permitted	1 development permitted contrary to the advice of NRW <b>Not Activated</b>

		<i>integrity of a Natura 2000 site</i>		
<b>24. ANALYSIS</b> - No developments permitted which have an adverse effect on the integrity of a natura 2000 site.				
25. No development will take place which adversely affects the integrity of a designated site for nature conservation	No developments permitted	<i>Number of developments permitted with the potential to adversely affect the features of a protected site for nature conservation</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists  2014 Production of Biodiversity SPG	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
<b>25. ANALYSIS</b> - No developments permitted contrary to advice of Council Ecologist. Where developments have been permitted mitigation measures to address impacts have been secured.  The plan is behind target for the production of the Biodiversity SPG, although preparation has commenced. As identified in the AMR publication of SPG will be given a priority over the next year.				<b>Activated</b>
26. No development will take place which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute	No developments permitted	<i>Number of developments permitted which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
<b>26. ANALYSIS</b> - No Developments permitted which results in detriment to favourable conservation status of EU protected species contrary to advice of NRW or Council Ecologist.				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

<b>Summary Assessment Objective 10</b>	
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<b>LDP Objective 12</b>	<b>To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>Protect and enhance the valued landscape character and important open space of the County Borough to 2021</li> </ul>			
	Supporting Policy: S1, S2, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: CF4, CF5, C1, C2, C4, C5, HE1, HE2
Policy Target	Monitoring Target	Indicator	Annual / Interim Monitoring	Assessment Trigger

	2017		Target	
27. No development will take place which adversely affect a Special Landscape Area	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	<i>Number of developments permitted with the potential to affect a Special Landscape Area</i>	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	1 or more permissions granted contrary to the advice of NRW or the Councils Landscape officer
<b>27. ANALYSIS</b> - No developments permitted during the monitoring period				<b>Not Activated</b>
28. No inappropriate development in Green Wedges contributing to the coalescence of settlements	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	<i>Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements</i>	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	1 or more permissions granted for inappropriate development within the green wedge designations which contribute to the coalescence of settlements
<b>28. ANALYSIS</b> – No development permitted during the monitoring period				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

## Summary Assessment Objective 12

LDP Objective 13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen			
Monitoring Aim	<ul style="list-style-type: none"> <li>Promote the efficient use of urban land and maximise the use of brownfield land within settlement limits</li> </ul>			
	Supporting Policy: S1, S2	Supporting Strategic Action Area Policy: SAA1, SAA2, SAA4, SAA5, SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H1, H2, H3, H6, H7, EET1-EET3, RLT2, T1, W1, CF1, CF2, C1, C4, C5
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
29. By 2021 60% of the permitted development is on previously developed land	60% or above of new development permitted on PDL up to 2017	<i>Amount of new development (ha) permitted on PDL (brownfield development and conversions) expressed as a % of all development per annum</i>	60% of new development on PDL per annum	Less than 60% per 3 year period
<b>29. ANALYSIS</b> – During 2013-2014, 10.04ha of a total 119.06ha was on previously developed land equating to 8.4%. A large percentage of permissions in this monitoring period resulted in indicators for development on brownfield falling below 60% hence a negative effect was identified. This was due to permission of 3 LDP greenfield sites. This figure is expected				<b>Not Activated</b>

<p>to improve in subsequent years with higher levels of brownfield development. Also the permissions granted on allocated sites during the monitoring period have not achieved the minimum standard of 30 dwellings per hectare. Again this is related to the nature of the permissions and is expected that higher densities will be achieved on subsequent allocations coming forward. However no trigger has been breached as the 60% figure is sought as an average over the 3 year period.</p> <p>However in respect of development completions for the last 5 years of monitoring brownfield development has been above the 60% figure, on average 78.8% brownfield development which is positive.</p>				
30. Minimise loss of further greenfield development that is not allocated in the plan	No significant net loss	<i>Amount of Greenfield and open space lost to development (ha) which is not allocated in the development plan</i>	No significant net loss	Greater than 4 ha since 2013 1 development resulting in significant loss for 3 consecutive years
<p><b>30. ANALYSIS</b> – There has been no significant net loss of greenfield land not allocated in the development plan. Information from Planning Sustainable Development Indicators 0ha of greenfield and open space was lost to development not allocated in the development plan</p>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications		

### Summary Assessment Objective 13

<b>LDP Objective 14</b>	<b>To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li><i>To ensure that new development promotes the protection of water quality and quantity and improves water quality where practicable</i></li> </ul>			
	Supporting Policy: S3, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
31. The use of SUDS are considered in all new development	Annual Increase 80% of all planning consents approved to have SUDS in their design	<i>% of relevant planning permissions incorporating Sustainable Drainage Schemes</i>	Annual Increase 80% of all planning consents approved to have SUDS in their design	No increase over a 3 year period Less than 80% of all planning consents with SUDS included in their design
<p><b>31. ANALYSIS</b> – It is proposed to delete this indicator. Given the use of SUDS is non statutory and the authority has been provided with no additional resources to take on the maintenance liabilities relating to SUDS then there is no mechanism to ensure implementation of SUDS in all new developments. Also provision of SUDS is non statutory and not</p>				

mandatory and will not therefore be undertaken by all applications so determining 'relevant permissions' is difficult. Further the data is not collected and reported and not easily available from planning applications. However all development has to adequately deal with surface water.				
32. No development will adversely impact on water quality or quantity	No planning applications approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality	Number of planning applications permitted contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality	No planning applications approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality	1 planning permission approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality
<b>32. ANALYSIS</b> - No planning applications permitted contrary to advice from NRW/Dwr Cymru on water quality or water supply issues				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

## Summary Assessment Objective 14

<b>LDP Objective 15</b>	<b>To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>To conserve important Agricultural land of Grades 1,2,3a and designated Regionally Important Geological Sites within Torfaen</li> </ul>			
	Supporting Policy: S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
33. Protect RIGS from development	No developments permitted that have a negative effect on RIGS	Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	1 development permitted contrary to the advice of the Councils Ecologists.
<b>33. ANALYSIS</b> - No developments permitted with impact on RIGS				<b>Not Activated</b>
34. Protect important Agricultural land from development	No developments permitted resulting in significant loss of Agricultural Land Grades 1,2,3a	Area of Agricultural Land of Grades 1,2,3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1,2,3a	1 development granted resulting in significant loss contrary to the advice of NRW or the Councils Landscape officer
<b>34. ANALYSIS</b> - No developments permitted resulting in significant loss contrary to advice of NRW or Councils Landscape Officer				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

## Summary Assessment Objective 15

<b>LDP Objective 16</b>	<b>To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Maintain a 5 year land supply</i></li> <li>▪ <i>Delivery of 4,700 units in accordance with the development strategy to be comprised of 550 dwellings in North Torfaen, 1,875 dwellings in Pontypool and 2,275 in Cwmbran</i></li> <li>▪ <i>Delivery of 1,132 affordable dwellings between 2006-2021</i></li> <li>▪ <i>Delivery of 20-42 new Gypsy &amp; Traveller pitches</i></li> </ul>			
	Supporting Policy: S5	Supporting Strategic Action Area Policy: SAA2-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy:H1-H9
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
35. Maintain a 5 year supply of housing land for development throughout the plan period	Maintain a 5 year land supply of housing land for development throughout the plan period	*C <i>The housing land supply taken from the current Joint Housing Land Availability Study (TAN1)</i>	Maintain a 5 year land supply of housing land for development throughout the plan period	Less than a 5 year supply of housing land
<b>35. ANALYSIS</b> - The Housing Land Supply has increased slightly from 4.7 years in the JHLAS 2014 to 4.8 years in 2015. Therefore it is marginally below the 5 years and actions to address the shortfall are set out in the AMR				<b>Activated</b>
36. Deliver 4700 new dwellings by 2021	Delivery of 2,921 dwellings in Torfaen by 2017:  North Torfaen - 351 dwellings Pontypool - 1,168 dwellings Cwmbran - 1,402 dwellings	*C <i>Number of net additional affordable and general market dwellings built in Torfaen per annum</i>  <i>Dwellings delivered by strategy area</i>	Delivery of 2,476 dwellings in Torfaen by 2016 Delivery of 4,700 dwellings by 2021  Track completions data in line with forecasted requirements  Delivery of 297 units in North Torfaen by 2016 Delivery of 990 units in Pontypool by 2016 Delivery of 1,188 units in Cwmbran by 2016	10% reduction in delivery of units = 2,228 dwellings by 2016   10% reduction in delivery of units by 2016: North Torfaen - 267 dwellings Pontypool - 891 dwellings Cwmbran - 1,069 dwellings
<b>36. ANALYSIS</b> - There was 165 additional market and general dwellings built between 1/4/15 – 31/3/15. This comprises 109 market dwellings and 56 affordable dwellings. Over the LDP Period 1671 (net of demolitions) have been delivered.				<b>Activated</b>

Similarly, under monitoring aim No.36 the Plan is expected to deliver 2,476 dwellings by 2016 and 2,921 dwellings by 2017, with a 10% variance assessment trigger of 2,228 dwellings by 2016; 1,671 dwellings have been built by April 2015. Therefore, the Council has proposed actions in paragraph 3.78 above and Tables 4.2 (Strategic Action Areas), 4.3 (housing allocations) and 4.4 (overall housing policy S5) of the AMR, as well as encouraging appropriate 'windfall' housing sites, to improve both housing land supply and delivery; with a review of the situation in the 2016 AMR rather than triggering a review of the LDP at this time.				
37. Promoting the efficient use of land	100% of sites delivering a minimum net density of 30dph	<i>Average density of housing development permitted on allocated development plan sites</i>	100% of sites delivering a minimum net density of 30dph	Less than 90% of sites achieving a minimum net density of 30dph Average net density of permitted allocations falling below 30dph
<p><b>37. ANALYSIS</b> – The average density of housing development permitted on allocated sites is 31.9 dwellings per hectare. During the monitoring year less than 90% of sites achieved 30dph. This is due to large greenfield permissions this monitoring period. Therefore average density overall on permitted sites is above 30dph, but in terms of numbers of permissions is below. However this will be considered to improve over the next few years.</p> <ul style="list-style-type: none"> <li>- Llantarnam SAA3 – 11.38 (net) – 450 dwellings = 39.5dph</li> <li>- S Sebastopol SAA6 – 47ha (net) – 1200 dwellings = 25.5 dph</li> <li>- Hillside H3/4 - 1.75 (net) – 54 dwellings = 30.8 dph</li> </ul>				<b>Activated</b>
38. Develop Housing allocations at or above the estimated number of units specified	Residential allocations developed at or above the estimated number of units in the Housing Policies	<i>Number of units permitted on Housing allocations at or above the estimated number of units specified</i>	Residential allocations developed at or above the estimated number of units in the Housing Policies	Residential allocations developed below the estimated number of units specified
<p><b>38. ANALYSIS</b> - 4 Housing allocations permitted during the monitoring period:</p> <ul style="list-style-type: none"> <li>▪ Llantarnam SAA3 - Permission for 450 dwellings in line with LDP Allocation</li> <li>▪ South Sebastopol SAA6 - Permission for 1200 in line with LDP Allocation</li> <li>▪ Hillside School - Permission for 54 dwellings not in line with 64 units allocation</li> <li>▪ Former Race AFC H7/2 - Permission for up to 32 pitches and permission for 31 pitches.</li> </ul> <p>1,735 units permitted against 1,746 units estimated, which is only a 0.7% reduction.</p> <p>Only the former Hillside School saw a reduction in estimated units, however this was considered acceptable for design purposes (creating a strong street frontage with parking courts to the rear of properties, village green overlooked by properties and , and the need to include more open space due to undevelopable areas due to water main running through the site.</p>				<b>Activated</b>
39. Provision of 1132 affordable dwellings between 2006-2021 through the planning system as secured by condition or S106	By 2017 provide 704 affordable dwellings through the planning system  (24.1% of the total number of dwellings delivered to be affordable)	<i>Annual Affordable Housing Completions</i>	By 2016 provide 597 affordable dwellings through the planning system	10% reduction in delivery - 537 affordable dwellings by 2016 (Dependant on delivery of dwelling target)  Dwelling completions forecast to fall below specified requirement

		<i>Change in Viability (WG Policy such as Sprinklers/Part L) (Annual Hometrack Data)</i>	Change in Affordable Housing testing variables by +/- 5% (Build Costs/Construction Costs/House Prices/Implementation of CIL)	N/A
<p><b>39. ANALYSIS</b> - 56 affordable units completed in 2014-2015. To date 510 affordable units have been completed since commencement of the LDP with a further 436 permitted as of April 2015. The plan is therefore on track.</p> <p>We have revisited the affordable housing viability assessment with the latest data and concluded that the affordable housing percentages sought under Policy H4 remain valid with the exception of the North Torfaen HSMA where the Council should now seek up to 5% affordable housing instead of 10%. Policy S4 allows for this change to be undertaken to a revision of the S106 SPG. This will be addressed in a further Council report</p>				<b>Not activated</b>
40. Provision of at least 20 new Gypsy and Traveller Pitches between 2011-2021 and 2 transit pitches	By 2017 12 Gypsy & Traveller pitches delivered	<i>Number of Gypsy &amp; Traveller Pitches delivered</i>  <i>Vacancy Rates on pitches</i>	By 2016 10 Gypsy & Traveller pitches delivered  By 2021 20 pitches delivered and 2 transit pitches  After 2017 there will be vacancies available that will supply any identified demand	Less than 10 Gypsy & Traveller pitches delivered by 2015  No vacancies on pitches
<p><b>40. ANALYSIS</b> - Planning permission was granted for 31 pitches at former Race AFC Football Pitch, Cwmynyscoy. Development likely to commence in November, so whilst slightly behind schedule is capable of being delivered in 2016.</p>				<b>Not activated</b>
41. Provision of 2 Gypsy & Traveller Sites at Rose Cottage and the Former Race AFC Pitch	Occupation of the sites by 2017	<i>Occupation of the allocated sites</i>	Occupation of the sites by 2017	Non occupation of the allocated Gypsy and Traveller Sites by 2017 due to it not being available for development  Replacement site identified for Gypsy and Traveller occupation
<p><b>41. ANALYSIS</b> - As outlined above development of the former Race AFC pitch for 31 pitches should be completed in 2016. Currently stalled Planning application for Rose Cottage Site, however not considered unreasonable that this could be delivered by 2017. The Council will encourage and support progressing the planning application and site delivery.</p>				<b>Not activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications, Joint Housing Land Availability, Gypsy Traveller Count		

<b>Summary Assessment Objective 16</b>	
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\*C = Core Indicator

<b>LDP Objective 17</b>	<b>To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>Implementation of identified transport improvements as outlined in Policy T1</li> </ul>			
	Supporting Policy: S2,S4	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:T1-T3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
42. Promoting use of sustainable transport infrastructure	Delivery by 2017	<i>Delivery of Pontypool Park and Ride/Share facility</i>	Track planning status Delivery by 2017	Non commencement by 2017
<b>42. ANALYSIS</b> - No planning Application to date, ongoing investigations. Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements.				<b>Not activated</b>
43. Delivering transport infrastructure	Delivery by 2017 if required by TIA	<i>Delivery of Llanfrechfa Grange Link Rd as part of SAA7</i>	Track planning status Delivery by 2017	Non commencement by 2017 if required by TIA
<b>43. ANALYSIS</b> Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission.				<b>Not activated</b>
44. Promoting delivery of sustainable transport infrastructure	Delivery of all schemes by 2021	<i>Delivery of walking and cycle routes as part of T3</i>	Track delivery status	No trigger
<b>44. ANALYSIS</b> - To date of the 6 walking cycling routes 2 have been completed and 4 are awaiting outline investigation. Track delivery of the remaining in the 2016 AMR				<b>Not activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications, TCBC Highways Schemes Delivery Data		

<b>Summary Assessment Objective 17</b>	
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<b>LDP Objective 18</b>	<b>To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities</b>
Monitoring Aim	<ul style="list-style-type: none"> <li>Improve the provision of waste management facilities through permitting a 0.4ha Civic Amenity site in the County Borough in accordance with the requirements of the SE Wales Regional Waste Plan 1st Review</li> </ul>

	Supporting Policy: S6	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy:	Supporting Topic Based Policy: W1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
45. Promoting delivery of waste management facilities and encouraging reduction, recycling and reuse of waste.	Delivery of 0.4ha Civic Amenity Site by 2015	<i>Amount of open air waste management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan</i>	Delivery of 0.4ha Civic Amenity Site by 2015	Non delivery of 0.4ha Civic Amenity Site by 2016
45. ANALYSIS - Planning permission granted for a 0.9ha open air waste facility at Panteg as an extension to the existing Household amenity site and has now been built. The LDP target has now been met.				<b>Not activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & SE Wales Regional Waste Plan Group		<b>Data Sources:</b> TCBC Planning Applications, TCBC Waste Management Department		

<b>Summary Assessment Objective 18</b>	
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SAA's	Strategic Action Areas
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ SAA1 - The construction of approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860m<sup>2</sup> gross foodstore, leisure uses and public open space.</li> <li>▪ SAA2 - The construction of approximately 100 dwellings as part of a longer term mixed use regeneration scheme</li> <li>▪ SAA3 - The construction of 450 dwellings, 8 hectares of employment land, a neighbourhood centre and informal recreation provision aided by strategic highway improvements</li> <li>▪ SAA4 - The construction of approximately 1,700 dwellings (690 dwellings to be delivered during the Plan Period), employment uses, re-use of the Grade II* Listed Building, neighbourhood centre, primary school, open space and recreation facilities as part of a mixed use scheme to create a sustainable urban village within a landscaped setting.</li> <li>▪ SAA5 - The reclamation and remediation of this site to prepare the site for future regeneration after the plan period</li> <li>▪ SAA6 - The construction of 1,200 dwellings (approximately 690 to be delivered during the Plan Period), and ancillary uses focussed around a village core. This shall include education provision, community facilities, neighbourhood centre, playing pitch provision and public open space</li> <li>▪ SAA7- The construction of a Specialist and Critical Care Centre Hospital, approximately 300 dwellings, 4.8</li> </ul>

<i>hectares of employment land, community facilities, playing pitch provision, children's play areas and public open space aided by strategic highway infrastructure improvements if required by TIA</i>				
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
46. Delivery of SAA1 Eastern Strip	Planning permission granted and delivery of B1 Hotel and public open space and commencement of leisure uses	<i>Development Framework prepared and adopted for the development of the Eastern Strip SAA</i>  <i>Planning permission granted for SAA1</i>  <i>Delivery of key infrastructure to facilitate delivery</i>  <i>Delivery of land use elements</i>	Adopted Development Framework by 2015  Full permission for B1/Hotel by 2015  Highway Improvements to Roundabouts in line with TIA and planning conditions  Delivery of B1 Hotel and public open space by 2017 Track delivery of Leisure uses	No development Framework by 2015  No permission for B1/Hotel by 2015  Non delivery of B1 hotel/Hotel and public open space by 2017
<b>46. ANALYSIS</b> - This brownfield strategic mixed use site has already received planning permission in 2014; the Morrisons store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and the residual 2.7ha B1 / Hotel site is now likely to be used for Torfaen's Post 16 Further Education Campus. In this respect awaiting the outcome of the Post 16 campus the indicators/targets for B1/Hotel elements may need to be amended.				
47. Delivery of SAA2 Canalside	Planning permission granted and commencement of residential development by 2017	<i>Development Framework prepared and adopted for the development of the Canalside SAA</i>  <i>Planning permission granted for SAA2</i>  <i>Delivery of key infrastructure to facilitate delivery</i>  <i>Delivery of land use elements</i>	Adopted Development Framework by 2015  Outline permission by 2015 Detailed phased permission by 2016  Highway Improvements in line with TIA and planning conditions  Commencement of residential development by 2017	No Adopted Development Framework by 2015  No outline permission by 2015 No detailed phased permission by 2016  Non commencement of residential development by 2017 Less than 20 dwellings developed by 2018
<b>47. ANALYSIS</b> - This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings, but the recent draft Masterplan and current detailed site capacity / development work ongoing with this site as part of the Vibrant and Viable				

Places Project to bring this site forward has indicated that 200 dwellings on the site is more appropriate. No planning application has been submitted to date and therefore delivery is behind schedule, however significant work by a Project team is ongoing with regards to bringing this site forward for development.				
48. Delivery of SAA3 Llantarnam	Planning permission granted and delivery of 240 dwellings , 3ha of employment land and highway infrastructure improvements by 2017	<p><i>Development Framework prepared and adopted for the development of the Llantarnam SAA</i></p> <p><i>Planning permission granted for SAA3</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2014</p> <p>Outline permission for whole site by 2014 Detailed phased permission by 2017</p> <p>Highway Improvements (Newport Road Roundabout, Rouge mount roundabout improvements and Crown Roundabout improvements) in line with TIA</p> <p>Delivery of 60 units per year and 150 by 2016 Delivery of 2ha of employment land by 2017 Commencement of delivery of play areas by 2016 Commencement of neighbourhood centre by 2019</p>	<p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014 No detailed phased permission by 2017</p> <p>Delivery of less than 60 per year and 150 by 2016 Non delivery of 2ha of employment land by 2017 No delivery of play areas by 2016 Non commencement of neighbourhood centre by 2019</p>
<b>48. ANALYSIS</b> – This greenfield site has recently obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses, a neighbourhood centre, etc.; and the reserved matters application for the 1st Phase is expected shortly. In terms of site forecasts delivery of the site is behind schedule with development on site unlikely to commence until early 2016, however given the location the site will attract significant interest and will sell quickly. Delivery rates of 60 per year and delivery within the plan period is considered achievable.				
49. Delivery of SAA4 Mamhilad	Planning permission granted and delivery of 280 dwellings by 2017, main access through route, provision of appropriate recreation facilities commencement of employment provision	<p><i>Development Framework prepared and adopted for the Mamhilad SAA</i></p> <p><i>Planning permission granted for SAA4</i></p>	<p>Adopted Development Framework by 2014</p> <p>Outline permission for whole site by 2014 Detailed phased permission by 2015</p>	<p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014 No detailed phased permission by 2015</p>

		<i>Delivery of key infrastructure to facilitate delivery</i>  <i>Delivery of land use elements</i>	Delivery of key access through route by 2015 in line with TIA and planning conditions  Delivery of 60 units per year and 150 by 2016 Commencement of employment land by 2017 Commencement of delivery of play areas/recreation by 2016 Commencement of neighbourhood centre by 2019	Delivery of less than 60 per year and 150 by 2016 Non delivery of 2ha of employment land by 2017 Non commencement of play areas by 2016 Non commencement of neighbourhood centre by 2019
<b>49. ANALYSIS</b> - This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission. There is a draft Development Framework for the site, however delivery of this site is significantly behind forecasts. To date no planning application has been received for the site, notwithstanding the Council has been in active discussions with the landowners over the last few years. The lack of delivery is a cause for concern, as this is a key strategic site forecast to deliver 690 dwellings in the plan period to serve the Pontypool Housing Market Area and thus is a key contributor to meeting the LDP housing target. Landowners have confirmed they anticipate a planning application to be submitted for the site early 2016. It is proposed to set up a delivery group within the Council to facilitate the delivery of this site.				
50. Delivery of SAA5 The British	Commencement of reclamation scheme	<i>Progress on land reclamation scheme</i>	Track planning and delivery status	N/A
<b>50. ANALYSIS</b> - This brownfield land reclamation site, within the Pontypool Housing Sub-Market Area, is not likely to involve new built development within the Plan Period. The Council will continue to negotiate with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site.				
51. Delivery of SAA6 South Sebastopol	Planning permission granted and delivery of 300 units by 2017, provision of appropriate recreation and open space provision and commencement of village centre	<i>Planning permission granted for SAA6</i>  <i>Delivery of key infrastructure to facilitate delivery</i>  <i>Delivery of land use elements</i>	Planning permission for whole site by Autumn 2013 Detailed phased permissions by 2017  Highway Improvements (Cwmbran Drive and New Inn Roundabout) in line with TIA and Planning Conditions  Delivery 225 units by 2016  Delivery of appropriate recreation and open space provision as part of the approved S106	No outline permission by Autumn 2013 No detailed phased permission by 2017   Delivery of less than and 225 units by 2016 Non delivery of appropriate recreation and open space provision as part of the approved S106

			Commencement of neighbourhood centre by 2017	Non commencement of neighbourhood by 2017
<p><b>51. ANALYSIS</b> - This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has now been approved subject to S106 (August 2015). Given the delays to achieving planning permission for this site forecasted delivery has slipped with development likely to commence in the near future.</p>				
52. Delivery of SAA7 Llanfrechfa Grange	Planning permission granted and delivery of 50 units and 1.5ha of employment land by 2017	<p><i>Planning permission granted for SAA7</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Planning permission for residential and employment by 2015</p> <p>Commencement of Link Road in accordance with findings of TIA and planning condition</p> <p>Delivery of SCCC Hospital by 2018</p> <p>Delivery of 60 units by 2017</p> <p>Delivery of 1.5ha of employment by 2018</p> <p>Delivery of appropriate recreation and open space provision as part of the approved S106 by 2018</p>	<p>No permission for housing/employment by 2015</p> <p>Non delivery of SCCC hospital by 2018</p> <p>Delivery of less than 60 units by 2017</p> <p>Non delivery of 1.5ha of employment land by 2018</p> <p>No delivery of recreation/play areas by 2018</p>
<p><b>52. ANALYSIS</b> - Outline permission was granted for the Hospital element in October 2012 and reserved matters were approved in May 2015, with construction expected to commence in September 2015. Whilst the delivery of the SCCC element is on track, health trust not progressing housing site and potential new link road as concentrating on the SCCC. WG not progressing employment site and potential new link road as concentrating on the SCCC. Encourage Aneurin Bevan Health Board to bring the housing site forward and consider new link road. Liaise with WG on develop ability of employment sites.</p>				
<p><b>Bodies Responsible:</b> Torfaen County Borough Council &amp; Development Industry</p>		<p><b>Data Sources:</b> TCBC Planning Applications</p>		

## APPENDIX B - Torfaen LDP Sustainability Appraisal/Strategic Environmental Assessment Monitoring Tables

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
1. To enable high and stable local employment levels in Torfaen.  2. To achieve economic growth to contribute to business competitiveness  <i>Effects on encouraging economic growth and enabling high and stable levels of local employment in Torfaen</i>	Positive	<b>% of people of working age who are economically active</b>	To increase the % of people of working age who are economically active	% has increased over the last three years and is above the welsh average		
		Results 2012-2013 - 73.6% of population economically active (42,500 people) 2013-2014 - 75.1% of population economically active (42,900 people) 2014-2015 - 75.8% of population economically active (44,100 people). Compared to Welsh average of 74.4%)  The % of people of working age who are economically active has increased over the last three years and is above the welsh average. This indicator is showing a positive effect (Source Economic Devt Department <a href="http://www.statswales.gov.uk">www.statswales.gov.uk</a> )				
		<b>Annual area (ha) of allocated employment land developed for B1, B2 and B8 uses</b>	2.8ha of employment allocations developed per annum for employment purposes	<b>See LDP Indicator under LDP Objective 1 (Policy Target 1)</b>		
		Analysis - See LDP Indicator 1 above				
		<b>Annual area (ha) of employment land lost to other uses per annum</b>	No loss of existing employment land	<b>See LDP Indicator 3 above (Policy Target 3)</b>		
		<b>% of people working in area of residence (16-64)</b>	Increase	% of people who live and work in Torfaen is decreasing		
		Results 2008 - 62% 2011 - 60% 2013 - 58.3% 2014 - 57.5% compared to Welsh average of 69.5%  In common with other local authorities, Torfaen's residents are less likely to work within their own County than the residents for wales as a whole. The figures show that there has been a decrease since 2008 with regards to people working in area of residence which is not uncommon with other local authorities, with an influx of people to Cardiff for employment. The challenge is to provide a range and type of local employment opportunities. This gives rise to the need to create sustainable communities within Torfaen in order to increase services and jobs for local people within the County Borough and further beyond as part of the South East Wales region for local				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
		<p>employment. In 2008 Torfaen has a net outflow of commuters with 4500 more people travelling out of the local authority to their place of work rather than travelling into the area to work. In 2015 the net outflow had reduced to 3600 commuters which is positive. (Source Economic Development Department from www.statswales.gov.uk)</p>			
		<b>Amended Indicator – Business Births</b>	Increase annually	Business births increasing	
		<p>Results - Data from 2009 shows business births have increased from 190 in 2009 to 250 in 2013. Business births have increase from 220 in 2012 to 250 in 2013. This is encouraging showing the increase in the start-up of new businesses. (Source Economic Development Department from www.statswales.gov.uk)</p>			
		<b>Amended - Earnings by Workplace</b>	Increase	Indicator reworded to reflect NOMIS description	
		<p>Analysis - <b>Earnings by workplace (2014)</b> Gross weekly pay (Full time) - Torfaen (£449.30) Wales (£473) Hourly Pay (Full time) - Torfaen (£11.27) Wales (£11.82) <b>Earnings by workplace (2013)</b> Gross weekly pay (Full time) - Torfaen (£456) Wales (£470) Hourly Pay (Full time) - Torfaen (£11.46) Wales (£11.83)</p> <p>Whilst there has been a general increase in weekly pay since 2011 (£412) weekly pay has marginally decreased by 2.5% from 2013-2014. Gross weekly pay in Torfaen is 5.1% lower then the welsh average by 5.1% (Source: www.nomis.gov.uk)</p>			
		<b>Annual Retail Vacancy Rates of Cwmbran, Pontypool and Blaenavon Centres</b>	Reduction in vacancy rates across the three retail centres	<b>See LDP Indicator under LDP Objective 7 (Policy target 7)</b>	
<b>Summary Assessment Objectives 1 and 2 - Employment and Economy</b>					
3. To promote and enhance sustainable tourism in Torfaen <i>Effects on promoting and enhancing sustainable tourism in Torfaen</i>	Positive	<b>Number of new development schemes permitted for tourist related facilities</b>	Planning consents for new or improved tourism facilities	<b>See LDP Policy Target 13 above</b>	
		<b>Number of people employed in the tourism industry</b>	Increase		
		Analysis - In 2014, 920 full time equivalent jobs were supported by tourism spend. This is a 5.7% increase on 2013			
		<b>Total number of visitors to attractions</b>	Increase		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
		<b>in Torfaen</b>			
		Analysis - In 2011 942,000 visitors came to Torfaen generating £54.4million. In 2012 annual visitors decreased to 938,000 however generating £57.1 million. The numbers of people visiting Torfaen is encouraging showing Torfaen has much to offer tourists. Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013.			
		<b>Total Tourism spend per annum</b>	Increase		
		Analysis - In 2011 942,000 visitors came to Torfaen generating £54.4million. In 2012 annual visitors decreased to 938,000 however generating £57.1 million. The trend in the increase in visitor spend is encouraging and the LDP will continue to facilitate improvements to the tourism offer in Torfaen 2014 - Total economic impact of tourism was £65.40m, which was a 6.5% increase on 2013			
<b>Summary Assessment Objective 3 - Tourism</b>					
4.To protect manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination	Positive	<b>Number of development projects that include the restoration of features that contribute to the integrity of the BILWHS</b>	Increase		<b>N</b>
		Analysis -There has been no planning applications permitted during the monitoring period. It is considered this indicator would be difficult to monitor in terms of identifying projects that contribute to the integrity of the Blaenavon WHS. However there have been two applications (one for conversion of an outbuilding to holiday lets) which will improve the tourism offer and one for a new container to be used by volunteers as part of the Forgotten landscapes Project. Further the Forgotten Landscapes Programme as a outlined in indicator below undertook a number of projects that could be said to contribute to the restoration of features in the WHS.			
		<b>Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site</b>	No applications approved contrary to advice from CADW or ICOMOS	See LDP indicator under LDP Objective 7 (Policy Target 15)	
		Analysis - There has been no applications permitted contrary to the advice of ICOMOS or CADW with adverse impacts on the setting or character of the World Heritage Site			
		<b>Implementation of the actions from the Forgotten Landscapes Action Plan<sup>1</sup></b>	Increase		
Analysis - The Forgotten Landscapes Project was established in 2008 to help develop the Blaenavon World Heritage Site as an internationally recognised visitor attraction and formally came to an end in May 2015. The aims of the project included the protection of the areas industrial heritage as the world's major producer of iron and coal, conservation of the important industrial archaeology, extensive heather moorland and red grouse and to raise awareness of the areas global importance through high quality interpretation. The project has built up a 50 strong volunteer base working to manage the common land and educate people about the landscape. The project set out to create links with communities, highlight the area as a visitor destination, offer education opportunities to create an					

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
		<p>understanding of the local area, create volunteering opportunities and crack down on illegal activities. The project has been a great success and a summary of the outputs of the study are below:</p> <ul style="list-style-type: none"> <li>- Woodland walks for children, to learn about wildlife, visiting local historical sites etc</li> <li>- Projects by volunteers included dry stone walling, conservation and monitoring of habitats, species and industrial structures and land management such as bracken bashing, controlled burning of mature heather, creating reedbed</li> <li>- Project initially aimed to offer 120 training days and 455 volunteer days, actually delivered 197 training days and 1273 volunteer days</li> <li>- Achievements include Govilon cycle route and wildlife corridor, Cwm Llanwenarth and Blorenge public rights of way new work, litter and fly tipping projects, moorland habitat and local promoted routes in Clydach gorge</li> <li>- Project has kept in touch with local people with facebook page</li> <li>- Partnership with Gwent Police to tackle illegal off roading , arson and wildlife crime. There were 15 mulit agency off road enforcement operations</li> <li>- Working with South Wales Fire to develop a regional wildfire plan</li> <li>- 50 incidents of wildlife crime dealt with</li> <li>- Impact of project was number of off road complaints was down by 53% amd reported thefts from tourist attraction down by 43%</li> </ul> <p>The project was a great success and it is proposed now that this indicator be deleted from next years monitoring program</p>			
		<p><b>Visitor numbers to:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Blaenavon Ironworks</b></li> <li>▪ <b>Big Pit Mining Museum</b></li> <li>▪ <b>Pontypool and Blaenavon Railway</b></li> <li>▪ <b>Town of Blaenavon</b></li> <li>▪ <b>Blaenavon Landscape</b></li> <li>▪ <b>The Monmouthshire and Brecon Canal</b></li> </ul>	Increase	Indicator to be amended to reflect attractions which monitor visitor numbers	
		<p>Analysis - This indicator needs to be amended as not all the identified attractions monitor visitor numbers. Data available in the Destination Management Plan for following attractions:</p> <p>Big Pit - 151,877 visitors in 2011, down by 2.4% between 2010-2011. However between 2012/2013 there was 19,290 visitors, this increased by 14.2% to 22,040 in 2013/2014. This was following works undertaken with the Heritage Tourism Project.</p> <p>Blaenavon Cheddar Company - 2885 visitors in 2011, up by 16% between 2010-2011</p> <p>Blaenavon Ironworks - 19,893 visitors in 2011, down by 14% between 2010-2011</p> <p>On balance it is considered Torfaen is performing well in terms of numbers to its key attractions.</p>			
		<b>Occasions when development permitted would have an adverse</b>	No planning consents are issued where there is an	See LDP Indicator under LDP Obj 7 Policy Target 16	<b>N</b>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
		<b>impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens</b>	outstanding objection from the Councils Conservation Officer, CADW or GGAT.			
<b>Summary Assessment Objective 4 - Blaenavon Industrial Landscape World Heritage Site</b>						
5.To protect, manage and enhance biodiversity <i>Effects on protecting, managing and enhancing biodiversity and maintaining and improving water quality</i>	Positive and Negative	<b>Area of Local Nature Reserve (LNR)</b>	Increase the area of LNR to at least 1ha/1000 population	Coverage exceeds target		
		Analysis - In 2008 there was six LNR's covering 133.6ha. In 2014 there were 7 LNR's covering 150ha. The coverage in Torfaen exceeds the target with provision equating to approximately 1.64ha/1000 population. The Council is therefore performing very well in terms of the area of LNR.				
		<b>Area of SSSI lost to development</b>	Nil			
		Analysis - There are 4 SSSI's in Torfaen. There has been no loss of SSSI as a result of development, which is positive				
		<b>Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site biodiversity mitigation through S106 mechanisms</b>	Annual net Increase	See LDP Indicator under LDP Obj 10 Policy Target 23		
		<b>Number of planning applications granted which have an adverse effect on a Natura 2000 Site</b>	No developments permitted contrary to the advice of NRW or the Councils Ecologists	See LDP Indicator under LDP Obj 10 Policy Target 24		
		<b>New Indicator - Green Space under positive biodiversity management</b>	Increase the green space under positive biodiversity management			
		Analysis - Data is recorded annually, therefore is considered a useful indicator to monitor enhancement of biodiversity. The green space under positive biodiversity management has increased from 150ha in 2013/2014 to 200ha in 2014/15. The increase is very positive.				
		<b>New Indicator - Land brought into positive biodiversity management through the Pollinators Action plan</b>	Maintain or increase the amount of land			
Analysis - The adopted Pollinators Action Plan for Torfaen has brought an additional 22 ha of Council owned land into positive management. A further 2.286 ha is managed by Bron Afon						

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
		<b>No of developments permitted which results in detriment to the favourable conservation status of EU Protected species or significant harm to species protected by other statute.</b>	No developments permitted contrary to the advice of NRW or the Councils Ecologists	See LDP Indicator under LDP Objective 10 (Policy Target 26)		
<b>Summary Assessment Objective 5 - Biodiversity</b>						
6.To protect and manage geodiversity <i>Effects on protecting and managing geodiversity</i>	Positive	No. of contaminated land sites remediated through new development	Increase			
		Analysis - The County Borough has an industrial legacy. As of 2008 approximately 1,800 potentially contaminated land sites have been identified in Torfaen. The quantity is no longer monitored. A number of Contaminated sites granted planning permission during the year are including Arvin Meritor, Foundry Cottages and Former Race AFC Gypsy Traveller site, Panteg Household Waste Recycling Centre. The Waste Recycling Centre has been delivered.				
		Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	No significant net loss	See LDP Indicator under LDP Obj 13 Policy Target 30		
		Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	See LDP Indicator under LDP Obj 15 Policy Target 33		
		Area of Agricultural Land of Grades 1, 2 or 3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	See LDP Indicator under LDP Obj 15 Policy Target 34		
<b>Summary Assessment Objective 6 - Geodiversity</b>						
7.To reduce air pollution and improve air quality <i>Effects on reducing air pollution and improving air quality</i>	Positive and Negative	<b>Estimated background air pollution data</b>	To meet national air quality standards <sup>2</sup> for pollutants			
		Analysis - The 2015 Air Quality Updating and Screening Assessment Report confirms that measured air quality within Torfaen continues to meet national standards, as concentrations of all pollutants are within the stipulated limits. There is therefore no requirement to proceed to a Detailed Assessment for any pollutant.				
		<b>No of exceedences of the 100ug/m3 8 hr mean objective</b>	No more than 10 exceedences of the			

<sup>2</sup> [http://www.welshairquality.co.uk/moreinfo.php?n\\_action=standards&t=5](http://www.welshairquality.co.uk/moreinfo.php?n_action=standards&t=5)

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
			100ug/m 8 hr mean		
		<p>Analysis - Automatic monitoring of Ozone continues at the Cwmbrian site as part of the National AURN. The 2015 Air Quality Updated Screening Assessment outlines:</p> <p>2013 - There were 19 days with exceedance of the 100µg/m3 8-hour running mean. This increase in exceedances may have been due to the particularly hot summer in 2013.</p> <p>2014 - there were 8 days with exceedance of the 100µg/m3 8-hour running mean, therefore meets the target.</p> <p>The Air Quality Strategy Objective for 2005 (O3) Daily maximum 8-hour running mean &gt; 100 microgrammes per metre cubed on more than 10 days.</p>			
		<b>Number of Air Quality Management Areas designated in the County Borough</b>	No additional AQMAs declared		
<b>Summary Assessment Objective 7 - Air Quality</b>		Analysis - No Air Quality Management Areas have been declared in Torfaen			
8.To minimize noise and light pollution <i>Effects on minimising noise and light pollution</i>	Positive and Negative	<b>No. of residential permissions granted in TAN11 category D locations<sup>3</sup></b>	Nil		
		Analysis - There have been no residential permission granted in TAN11 Category D (Planning permission should normally be refused) locations. 1 development granted in Category C (Land at Foundry Cottages) but mitigation was acceptable including the erection of acoustic barriers around the site.			
		<b>Proportion of development that leads to unacceptable levels of light pollution</b>	Nil		
		Analysis - No applications approved with outstanding objection from Environment Health in respect of light pollution			
		<b>Proportion of development that leads to unacceptable levels of noise pollution</b>	Nil		
<b>Summary Assessment Objective 8 – Noise and Light Pollution</b>		Analysis - No applications approved with outstanding objection from Environment Health in respect of noise pollution.			
9.To minimize the risk of flooding and increase flood resilience	Positive and Negative	<b>Amount of development (by TAN15 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests</b>	No permissions for highly vulnerable development within C1 and C2 floodplain areas	See LDP Indicator under LDP Obj 3 Policy Target 10	

<sup>3</sup> <http://wales.gov.uk/topics/planning/policy/tans/tan11/?lang=en>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
<i>Effects on minimising the risk of and from flooding</i>		<b>% relevant planning permissions incorporating Sustainable Urban Drainage Systems</b>	Annual Increase 80% of all planning consents approved to have SUDS in their design	Indicator deleted - See LDP Indicator under LDP Obj 14 Policy Target 31	x
		<b>Number of new properties at risk of flooding</b>	Decrease	Indicator to be potentially deleted if no further annual stats are available	x
		<p>Analysis - Data no longer being recorded. However the Torfaen Flood Risk Management Plan Draft (2015) identified that the following number of properties is at risk of flooding based on their methodology. This data is unlikely to be collected annually and therefore it is proposed to delete this indicator.</p> <p>High risk (means that each year, there is a chance of flooding of greater than 1 in 30 (3.3%) - 87 dwellings</p> <p>Medium risk (means that each year, there is a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%) - 196 dwellings</p> <p>Low risk (means that each year, there is a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%) - 87 dwellings</p> <p>Data from infobase cymru indicates In 2014, 7.6% of properties in Torfaen were at risk of flooding. This figure has unknown since 2013.</p>			
<b>Summary Assessment Objective 9 - Minimising flooding</b>					
10.To conserve and enhance historic resources and their settings <i>Effects on conserving and enhancing historic resources and their settings</i>	Positive and Negative	<b>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens</b>	No planning consents are issued where there is an outstanding objection from the Council's Conservation Officer, CADW or GGAT.	See LDP Indicator under LDP Obj 7 Policy Target 16	N
		<b>Number of listed buildings, archaeological sites or buildings of local importance enhanced through development</b>	Increase		
		Analysis - During the monitoring period there were 3 applications resulting in conversion, enhancement of a Listed Building which were considered to offer positive benefits by the Conservation officer			
		<b>Number of Listed Buildings and historic sites</b>	Maintain	Slight reduction	N

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
		<p>Analysis -</p> <p>January 2009 - There were 253 Listed Buildings in the County Borough, 3 designated as Grade 1, 23 designated as Grade 2* and 227 designated as Grade 2. The number of Scheduled Ancient Monuments was 25. The Blaenavon World Heritage Site, 2 historic parks and gardens (Pontypool Park and Llantarnam Abbey) and 5 Conservation Areas (Blaenavon Town, Cwmavon, Upper Cwmbran, Llantarnam and Pontypool Town Centre are the other statutory designations</p> <p>December 2013 - There were 254 Listed Buildings in the County Borough, 3 designated as Grade 1, 22 designated as Grade 2* and 229 designated as Grade 2. The number of Scheduled Ancient Monuments was 26. The Blaenavon World Heritage Site, 2 historic parks and gardens (Pontypool Park and Llantarnam Abbey) and 6 Conservation Areas are the other statutory designations</p> <p>December 2015 - There were 251 Listed Buildings in the County Borough, 3 designated as Grade1, 22 designated as Grade 2* and 226 designated as Grade 2. The number of Scheduled Ancient Monuments was 26. The Blaenavon World Heritage Site, 2 historic parks and gardens (Pontypool Park and Llantarnam Abbey) and 6 Conservation Areas are the other statutory designations</p>			
		<b>Number of Conservation Areas with up to date assessments</b>	Complete Conservation Areas with up to date assessments by 2017 and review every 5 years	See LDP Indicator under LDP Obj 7 Policy target 17	N
<b>Summary Assessment Objective 10 - Historic Resources</b>					
11.To protect and enhance the valued landscape character of Torfaen <i>Effects on preserving and enhancing the valued landscape character of Torfaen</i>	Positive and Negative	<b>Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements</b>	No planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	See LDP Indicator under LDP Obj 12	
		<b>Proportion of major developments that include landscaping and planting schemes</b>	100%		
		Analysis – All major developments permitted in the Monitoring Period have included landscaping and planting schemes that are both important for visual purposes, in ensuring green space is provided in developments to soften the urban area, but also provided health benefits in terms of recreation and also offering positive biodiversity benefits.			
		<b>Amount of land (ha) of identified Important Urban Open Space lost to development</b>	0ha lost per annum	See LDP Obj 2 Policy Target 9	
<b>Summary Assessment Objective 11 - Valued Landscape Character</b>					
12.To make most	Positive and	<b>Area of Derelict/Contaminated Land</b>	To reduce the amount of	Data not available	X

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE												
efficient use of land and buildings <i>Effects on making the most efficient use of land and buildings</i>	Negative		derelict land														
		There are currently approximately 1800 contaminated land sites in Torfaen. Annual data is not available for the area and therefore is unlikely to generate results that can be monitored. It is proposed to amend the indicator to 'No of contaminated land sites granted permission which would be remediated through development'.															
		<b>Amount of new development (ha) permitted on PDL (brownfield and conversions) expressed as a % of all development permitted per annum</b>	60% or higher	See LDP Indicator													
		<b>Average density of housing development permitted on allocated sites</b>	100% of sites delivering a minimum net density of 30dph	See LDP Indicator													
		<b>Amount of Greenfield and open space (lost to development (ha) which is not allocated in the Development Plan</b>	No significant net loss	See LDP indicator													
		<b>Number of empty properties brought back into reuse</b>	Increase														
		<p><b>Analysis</b> - The numbers of properties brought back into use has fluctuated in terms of annual increase/decreases numbers have quadrupled since 2010 where 36 properties were brought back into use compared with 165 in 2014/15. Rates actually decreased from 189 in 13/14 to 14/15 a fall of 12.7%. There has been a significant rise in properties back into rise over the monitoring period compared to 2010 figures which is positive</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Total properties brought back into use</th> </tr> </thead> <tbody> <tr> <td>10/11</td> <td>36</td> </tr> <tr> <td>11/12</td> <td>109</td> </tr> <tr> <td>12/13</td> <td>72</td> </tr> <tr> <td>13/14</td> <td>189</td> </tr> <tr> <td>14/15</td> <td>165</td> </tr> </tbody> </table>				Year	Total properties brought back into use	10/11	36	11/12	109	12/13	72	13/14	189	14/15	165
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<b>Summary Assessment Objective 12 - Efficient Use of land and Buildings</b>																	
13.To achieve a modal shift to more sustainable transport modes <i>Effects on achieving a modal shift to more</i>	Positive and Negative	<b>Number of major windfall schemes permitted per annum within 400m of facilities (shop, bus stop) and 1,000m of a school</b>	All new windfall developments permitted per annum	See LDP Indicator under LDP Objective 8 and 11 Policy target 20													
		<b>Number of developments incorporating green travel plans</b>	Increase	Indicator deleted	X												

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
<i>sustainable transport modes</i>		Green Travel plans are no longer used as TAN18 sets out the requirements for requiring travel plans for developments. Given that all developments meeting the thresholds in the TAN will be required to implement travel plans the indicator will only realise a 100% figure				
		<b>% of population travelling to work by sustainable modes</b>	Increase	See TLP for data		
		<p>Analysis - Recent statistics drawn from the 2011 census shows the following travel to work methods:</p> <p>Car/Motorcycle/Van/Taxi – 81.9% compared to 77.8% in 2001</p> <p>Public transport – 6% compared to 5.2% in 2001</p> <p>Foot - 8.1% compared to 9.4% in 2001</p> <p>Cycle - 1.2% compared to 1.02% in 2001</p> <p>Work at home - 2.8% compared to 6.15% in 2001</p> <p>This indicates that in 2011, the percentage of people travelling to work by sustainable modes was 15.3%, whereas in 2001 15.6% travelled using sustainable modes. Therefore there are marginally less people using sustainable transport than 10 years ago. It is evident people are still dependant on driving a car or other vehicle to work as this has increased by nearly 3% over the 10 year period.</p>				
		<b>% of people using public transport</b>	Increase	Data not comprehensive and would be dependant on all public service operators providing exact passenger numbers. Indicator deleted	x	
		<b>Number and Value of planning contributions secured for improvements in public transport, walking and cycling</b>	Maintain or Increase	New Indicator		
		<b>Analysis</b> - Planning contributions have been secured for improvements in public transport, walking and cycling from 4 sites during the monitoring period which included off site payments for public transport improvements (South Sebastopol) , improvements to pedestrian access (Old Bakery, Talywain) , provision of pedestrian crossing and local highway speed controls (Coldstores, Llantarnam Road).				
		<b>Delivery of walking and cycling routes as part of LDP Policy T3</b>	Increase	See LDP Indicator		
<b>Summary Assessment Objective 13 - Modal shift to sustainable modes</b>						
14.To promote sustainable building design <i>Effects on promoting sustainable building</i>	Positive	<b>Number of strategic sites and strategic action areas which are accompanied by a Renewable / Low Carbon Energy Assessment</b>	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	See LDP Indicator	N	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
<i>design</i>		<b>% of relevant planning permissions incorporating Sustainable Urban Drainage Schemes</b>	Annual Increase 80% of all planning consents approved to have SUDS in their design	Indicator deleted – See LDP indicator under LDP Obj 14 (Policy target 31)	x	
<b>Summary Assessment Objective 14 - Promote Sustainable Building</b>						
15.To reduce waste generation and disposal to landfill and maximize reuse and recycling <i>Effects on reducing waste generation and disposal to landfill and maximise reuse and recycling</i>	Positive and Negative	<b>% of municipal waste collected by local authorities sent to landfill</b>	Decrease Annually			
		Analysis – In 2013/14 10.6% of municipal waste collected by local authority was sent to landfill. In 2014/15 this increased slightly to 11.6%, however this is still well below the Welsh average of 29.4%				
		<b>% of municipal and household waste reused/recycled and composted</b>	52% by 2012/2013 58% by 15/16 19/20 by 64% and 70% by 2024/2025 (source: WG <sup>4</sup> )			
		Analysis - This has increased annually from 46.7% in 2010/11 to 52.7% in 2014/2015. Rates are increasing and in 2014/2015 was above the statutory target of 52% however it is below the Welsh average of 56.2%. The Council continues to facilitate an increase in recycling rates. <a href="http://gov.wales/docs/statistics/2015/151008-local-authority-municipal-waste-management-2014-15-en.pdf">http://gov.wales/docs/statistics/2015/151008-local-authority-municipal-waste-management-2014-15-en.pdf</a>				
		<b>Amount of open air waste management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan</b>	Delivery of 0.4ha Civic Amenity Site by 2015	See LDP Indicator under LDP Obj 18 (Policy target 45)		
<b>Summary Assessment Objective 15 - Reduce Waste</b>						
16.To maintain and improve water quality <i>Effects on contributing to maintaining and</i>	Positive	<b>% surface water (natural water bodies) of Good Ecological Status</b>	Water Framework Directive - Good ecological status in all Wales waterbodies by 2027 Ambition to achieve good			

<sup>4</sup> <http://wales.gov.uk/topics/sustainabledevelopment/design/standards/?lang=en>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
improving water quality			ecological status in waterbodies by 2015			
		<u>Analysis</u> 2009 Baseline - 50% of surface water (natural water bodies) was of good ecological status compared to welsh average of 30% which is positive compared to the welsh average of 30% 2014 (Annual Classification snapshot) - This indicates 43.75 % of surface water (natural water bodies) was of good ecological status which was above the welsh average of 34.77. However this annual snapshot should not be used to identify annual trends to identify environmental trends over time)				
		<b>Amended - % surface water of Good Chemical Status</b>	Increase	Indicator amended – Data no longer available		
		<u>Analysis</u> 2009 Baseline - 75% of surface water of good chemical status compared to 77% welsh average. 25% of the waterbodies is failing 2014 Baseline (Annual Classification) - 80% of surface water of good chemical status compared to 78% welsh average. 20% of the waterbodies is failing				
		<b>Water Use per Household</b>	To reduce the water use of households annually	Indicator deleted – Data no longer available		x
		<b>Biological Quality of the Afon Lwyd</b>	Increase	Indicator deleted – Data no longer available		x
		<b>Litres of water consumed per resident</b>	Decrease	Indicator deleted – Data no longer available		x
		<b>% groundwater of Good Status</b>	Increase			
		<u>Analysis</u> 2009 - 80% of groundwater is of good ecological status compared to 65% in Wales. 20% in poor condition. 2014 - (Annual Classification Snapshot) 80% of groundwater is of good status compared to 55% in Wales. 20% in poor condition These results are positive compared to the Welsh average but an increase above 80% has not been realised.				
		<b>Number of planning applications permitted contrary to advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality.</b>	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or quality	See LDP Indicator		
<b>Summary Assessment Objective 16 -</b>						

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
<b>Maintain Water Quality</b>					
17.To contribute to an increase in the use of renewable energy sources across the County Borough <i>Effects on contributing to an increase in the use of renewable energy sources across the County Borough</i>	Positive	<b>Electricity generated from renewable sources</b>	Increase	No useful dataset indicator to be deleted.	x
		<b>Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment</b>	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	See LDP indicator	
		<b>Permitted capacity of renewable electricity and heat projects (MW)</b>	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the Plan Period	See LDP Indicator	
<b>Summary Assessment Objective 17 - Increase Renewable Energy</b>					
18.To improve the affordability of housing <i>Effects on improving the affordability of housing</i>	Positive	<b>Annual Affordable Housing Completions</b>	By 2016 provide 597 affordable dwellings through the planning system	See LDP Indicator	
		<b>Average house price to income ratio</b>	Decrease		
		Analysis - (3 times average single person income compared to average house price in Torfaen. The ratio has risen by 0.1 in a year but is now down 0.4 in the latest quarter) April 2014 = 5.5:1 April 2015 = 5.6:1 September 2015 = 5.1:1			
<b>Summary Assessment Objective 18 - Improve Affordability of Housing</b>					
19.To improve the variety and quality of housing <i>Effects on improving the variety and</i>	Positive	<b>Number of net additional affordable and general market dwellings built in the LPA's area per annum for Cwmbran, Pontypool and North Torfaen</b>	In line with identified targets in LDP Monitoring Framework	See LDP Indicator	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
quality of housing		<b>Net additional Gypsy &amp; Traveller Pitches delivered</b>	By 2016 10 Gypsy and Traveller pitches delivered.	See LDP Indicator		
		<b>Number of houses meeting WHQS</b>	100% of social housing by 2012	Indicator deleted. All new social housing has to meet WHQS	X	
<b>Summary Assessment Objective 19 - Improve variety and quality of housing</b>						
20.To improve accessibility to and protect and improve the quantity and quality of local services and facilities <i>Effects on improving accessibility to and protecting and improving the quantity and quality of local services and facilities</i>	Positive	<b>Level of Community Infrastructure per ward</b>	Maintain or Increase	Indicator - Data is not available as no definitive list exists.	x	
		<b>Number of new community facilities granted planning permission</b>	Increase			
		Analysis - 4 applications granted permission for new or enhance community facilities: <ul style="list-style-type: none"> <li>New Climbing net at Cwmbran Park Play Area</li> <li>New skate park and floodlights at North Field Recreation Area</li> <li>New tattoo studio at Union St, Abersychan</li> <li>Installation of floodlight, widening of footpaths and 2 dugouts at Woodland Sports and Social Centre, Croesyceiliog</li> </ul>				
		<b>Number of community facilities lost per annum through the planning system</b>	Maintain or Decrease			
		Analysis - 3 applications have resulted in the loss of a community facility. <ul style="list-style-type: none"> <li>One for the provision of a Gypsy Traveller site at Sheppard's Hill, although replacement provision being investigated as part of the planning application.</li> <li>One for loss of COU of redundant bowling green at Usk Road, Pontypool. Considered acceptable as a compensatory financial provision to invest in other facilities was secured.</li> <li>One for loss of day nursery to scout hut due to no demand however additional community facility gained</li> </ul>				
		<b>Percentage of total length of rights of way in the l.a that are easy to use by the public</b>			New Indicator	
		Analysis - The percentage of total lengths of rights of way in the local authority that area easy to use by the public has increased from 72% to 85%. 2013-14 -72% 2014-15 - 85%				
		<b>% of applicable developments</b>	Provision made in 100% of	See LDP indicator		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
		<b>providing community facilities, leisure and outdoor recreational opportunities</b>	applicable developments per annum in line with the Adopted S106 SPG		
		<b>Amount of accessible natural greenspace per 1000 population</b>	2.4ha of recreational open space per 1000 population 2 hectares of natural greenspace per 1000; no person should live more than 300m walking distance from their nearest area of natural greenspace	Data not available as base information (Exogesis and KKP recreation Study) not kept up to date. Aim to update this information over the next year and monitor recreational open space from 2016 against 2009 base date	x
<b>Summary Assessment Objective 20 - Accessibility to and quantity and quality of local facilities</b>					
21.To improve educational attainment and increase skill levels <i>Effects on improving educational attainment and increased skill levels</i>		<b>% of adults without basic numeracy and literacy skills</b>	Decrease	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate	x
		<b>Provision of a new primary school at Panteg</b>	Delivery by 2017	See LDP Indicator	
		<b>New schemes granted planning permission for education provision as part of 21<sup>st</sup> Century schools programme</b>	Increase		
	Analysis - 1 new scheme gained permission during the monitoring period				
		<b>% of pupils gaining A*-E A Level Grades</b>			
	Analysis - In 2015 98.1% of pupils gained A*-E grades compared to 98.4% last year. This is above the welsh average of 97.3% Also the % of pupils gaining A/A* grades increased to 21% from 16.1% last year. This is below the welsh average of 23.1%				
		<b>% of 19 year olds with Level 2 Qualifications (5 GCSE A-C or NVQ equivalent)</b>	Increase		
Analysis - In 2015 overall 82.1% of pupils achieved the level two threshold, down 0.2% from 82.3% last year. This is above the welsh average of 66%. However results in the level two threshold of 5 GCSE's A*-C, including English/Welsh first language and maths improved for the fourth year running. In total 56.4% achieved the threshold up 3% from last year above welsh average of 55.5%					

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE
		% of population attaining highest qualification	Increase		
		<b>Analysis - Qualified residents % of all aged 16+</b> Highest level attained (level 4/5) = 20.3% compared to 13.5% in 2001 Highest qualification attained Level 3 = 11.2% compared to 5.16% in 2001 Highest Qualification attained Level 1 / 2= 31.4% compared to 37% in 2001 No Qualification = 28.9% compared to 36% in 2001			
<b>Summary Assessment Objective 21 - Improve education attainment and skill levels</b>					
22.To improve the health and well being of the population. <i>Effects on improving the health and wellbeing of the population</i>		% of Lower Super Output Areas in the most deprived 10% of all Welsh LSOA's	Decrease		
		Latest WIMD 2014 shows Torfaen has 5% of its LSOA's in the most deprived 10% (Ranks1-191) down from 6.75% in 2011.			
		Overall Index of Multiple Deprivation – Levels of Deprivation in Torfaen	Decrease		
		Analysis - Torfaen has the following percentages of its 60 LSOAs in the deprivation brackets (with the 30% figures being seen as defining the most deprived areas in Wales):- <ul style="list-style-type: none"> <li>▪ 5% in most deprived 10% (ranks 1-191) - down from 6.75% in 2011</li> <li>▪ 25% in most deprived 20% (ranks (1-382) - up from 16.7% in 2011</li> <li>▪ 38.3% in most deprived 30% (ranks 1-573) - up from 35.0% in 2011</li> <li>▪ 56.7% in most deprived 50% (ranks 1-955) - no change since 2011</li> </ul>			
		Delivery of Health Facilities (Blaenavon Health Centre)	By 2015	See LDP Indicator	
		Delivery of Specialist Critical Care Centre at Llanfdechfa	By 2018	See LDP Indicator	
		% of new developments (10 or more units) within 800m walking distance of key health services	Nil		
		Analysis - Out of 8 major housing schemes permitted 3 were within 800m of key health services i.e. doctors' surgery. It is unlikely given the distribution of GPs that all windfall development will be within 800m of facilities equating to 37.5%. No target was identified for this so in light of above a general increase would be considered to be a suitable monitoring target.			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2015 PERFORMANCE	
<b>Summary Assessment Objective 22 - Improve health and well being of the population</b>						
23.To promote strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	Positive	<b>Level of Community Infrastructure per ward</b>	Increase	Data not available	x	
		<b>Number of new community facilities granted planning permission</b>		See SA Indicator under Objective 20 above		
		<b>Number of community facilities lost per annum through the planning system</b>	Increase	See LDP Indicator		
		<b>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</b>	Provision made in 100% of applicable developments per annum in line with Adopted S106 SPG	See LDP Indicator		
		<b>% of people speaking Welsh</b>	No target			
		<b>Analysis</b> - This has fallen from 11.1% in 2001 to 9.8% between the 2001-2011 Census. However whilst rates have fallen the LDP has played its part in promoting the welsh language. The LDP safeguarded land for the provision of a 410 place primary school at Panteg, land secured under S106 as part of the residential scheme. This brand new facility will assist in promoting the welsh language and may attract more children to learn welsh. This indicator is only monitored in the annual census so is unlikely to generate any trend data over the monitoring period, therefore should potentially be removed in next years.				
		<b>Number of Gypsy Traveller Pitches delivered</b>		See LDP Indicator		
		<b>% of community buildings that have a range of uses</b>	Increase	Data not available in a comprehensive form	x	
		<b>Niche retail development in local centres that contributes to local distinctiveness</b>	Increase	Indicator not clear and data to subjective for meaningful comparison	x	
<b>Summary Assessment Objective 23 - Strengthen and enhance cultural identity</b>						

## APPENDIX C - Changes to LDP and SA Monitoring Framework

Objective	Indicator	Change	Reason
<b>Local Development Plan AMR Tables</b>			
<b>1 - Employment &amp; Retail (Policy target 2)</b>	Amount of major new retail and leisure development permitted in three defined town centres	No change to indicator - Incorrect trigger on original framework. Amended as follows " <del>1 significant development permitted outside of a defined town centre</del> " to "Non delivery by 2017"	The trigger should be monitoring delivery rather than development permitted outside of a town centre. This issue is addressed under Policy target 6.
<b>4 - Highest quality design (Policy target 11)</b>	Adoption of design guidance as outlined in SPG Programme	Indicator amended - Annual delivery of SPG during the year	In light of the fact there is no specified timetable to monitor delivery above it is considered this indicator should be reworded to 'Annual delivery of SPG during the year'
<b>14 - Ensure development contributes to water quality, protecting water supply</b>	% of relevant planning permissions incorporating SUDS	Indicator deleted	Data is not recorded and not easily accessible. Further Given the use of SUDS is non statutory and the authority has been provided with no additional resources to take on the maintenance liabilities relating to SUDS then there is no mechanism to ensure implementation of SUDS in all new developments. Also provision of SUDS is non statutory and not mandatory and will not therefore be undertaken by all applications so determining 'relevant permissions' is difficult. Further the data is not collected and reported and not easily available from planning applications.
<b>Sustainability Appraisal/Strategic Environmental Assessment Tables</b>			
<b>1 &amp; 2 - Employment and Economic Growth</b>	<i>No of Business VAT registrations</i>	<i>Indicator omitted. Replaced with 'Business Births'</i>	VAT business registration statistic discontinued in 2008. Amend indicator to business births, from Births, Deaths and Active Enterprises statistic supplied annually by Welsh Government Stats Wales
<b>1 &amp; 2 - Employment and Economic Growth</b>	<i>Annual pay by residence (Average Earnings)</i>	<i>Indicator reworded to reflect new title Earnings by Workplace</i>	To reflect correct terminology on NOMIS website
<b>3 - Promote and enhance sustainable tourism</b>	<i>Number of new development schemes delivered for tourist related facilities</i>	<i>'Number of new development schemes permitted for tourist</i>	Indicator reworded to reflect developments permitted as this can be monitored through the

		<i>related facilities”</i>	planning system
<b>4 - Protect and enhance Blaenavon World Heritage Site</b>	<b>Visitor numbers to:</b> <ul style="list-style-type: none"> <li>▪ Blaenavon Ironworks</li> <li>▪ Big Pit Mining Museum</li> <li>▪ Pontypool and Blaenavon Railway</li> <li>▪ Town of Blaenavon</li> <li>▪ Blaenavon Landscape</li> <li>▪ The Monmouthshire and Brecon Canal</li> </ul>	Indicator reworded to ‘ <i>Visitor numbers to attractions where visitor numbers are recorded</i> ’	To reflect the fact that visitor number data is not available for a number of attractions
	<i>Number of development projects that include the restoration of features that contribute to the integrity of the BILWHS</i>	Potentially delete for next years AMR	Would appear difficult to quantify for monitoring purposes.
	<i>Implementation of Actions from the Forgotten Landscapes Action Plan</i>	Indicator deleted in 2016 AMR	Forgotten Landscapes project now completed.
<b>5 - Protect, manage and enhance biodiversity</b>	<i>% change of selected Torfaen LBAP species</i>	Indicator deleted	The data is not easily available and would be too resource intensive to collect
	<i>Sites of Special Scientific Interest in favourable condition</i>	Indicator deleted	The data is responsibility of Natural Resources Wales and data is not readily available. A recent board report on SSSI’s outlined there is a lack of up to date evidence of feature conditions/SSSI due to resource issues and competing priorities.
<b>9 - Minimise the risk of flooding and increase flood resilience</b>	<i>Number of new properties at risk of flooding</i>	Indicator potentially deleted	Data was held externally from the Council and no longer available and addressed in part by LDP Indicator monitoring permissions in flood risk areas. Will review next year
	<i>% relevant planning permissions incorporating SUDS</i>	Indicator deleted	See LDP Indicators above
<b>12 - Make most efficient use of land</b>	<i>Area of Derelict/Contaminated Land</i>	Indicator deleted	Data not regularly updated due to resources and not monitored annually
<b>13 - Modal shift to sustainable transport modes</b>	<i>Number of development incorporating green travel plans</i>	Indicator deleted	Green travel plans are no longer used as TAN18 sets out the requirements for requiring travel plans for certain thresholds for developments. Given all developments meeting the threshold would have to prepare one the data would only realise a 100% figure which does not provide any useful information for monitoring purposes.
	<i>% of people using public transport</i>	Indicator deleted	Data not comprehensive and would be dependent on all public service operators providing exact passenger numbers

<b>14 - Promote sustainable building design</b>	<i>% of relevant planning permissions incorporating SUDS</i>	Indicator deleted	See LDP Indicator above
<b>15 - Reduce waste generation</b>	<i>Municipal Waste Arising's</i>	Indicator deleted	Data monitored but key indicator on amount of waste recycled/reused composted already included. Annual waste arising's is more than likely to continue to decrease so considered better indicators to monitor. New indicator added "% of municipal waste collected by local authorities sent to landfill"
	<i>% non-hazardous waste from construction recycled, recovered or reused</i>	Indicator deleted	Not considered a key headline indicator. Will be replaced with an indicator monitored for biodegradable waste diverted from landfill.
<b>16 - Maintain and improve water quality</b>	<i>Chemical water quality of the Afon Llwyd</i>	Indicator deleted	The Water framework directive changed the requirements for monitoring water quality to the assessment of ecological status. New amended indicator added
	<i>Water use per household</i>	Indicator deleted	Data no longer available
	<i>Biological Quality of the Afon Lwyd</i>	Indicator deleted	Data not monitored, amended indicator now in place. See comments on chemical quality indicator above
	<i>Litres of water consumed per resident</i>	Indicator deleted	Data was held externally from the Council and no longer available
<b>17 - Contribute to an increase in use of renewables</b>	<i>Electricity generated from renewable sources</i>	Indicator deleted	Torfaen specific data not available which is monitored regularly
<b>19 - Improve variety and quality of housing</b>	<i>Number of houses meeting WHQS</i>	Indicator deleted	All social housing is required to meet WHQS. Data would only realise a 100% return
<b>20 - Improve accessibility to protect and improve quantity and quality of local facilities</b>	<i>Level of Community Infrastructure per ward</i>	Indicator deleted	Comprehensive dataset not available and the definition of community infrastructure is wide ranging and difficult to fully quantify.
	<i>Amount of accessible natural greenspace per 1000 population</i>	Indicator deleted	Data not available as base info not kept up to date.
<b>21 - Improve educational attainment and skill levels</b>	<i>% of adults without basic numeracy and literacy skills</i>	Indicator deleted	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate
<b>23 - Promote strengthen and enhance cultural identity of communities and improve social cohesion</b>	<i>Level of Community Infrastructure per ward</i>	Indicator deleted	See Objective 20 above
	<i>% of community buildings that have a range of uses</i>	Indicator deleted	No comprehensive dataset exists
	<i>Niche retail development in local centres that contributes to local distinctiveness</i>	Indicator deleted	Difficult to accurately measure as open to interpretation. Will consider monitoring retail development in local centres

## Appendix D - Status of Site Allocations

LDP Ref	Site Name	Proposal	Planning Permission	Status/ Comments
<b>Strategic Action Areas</b>				
SAA1	Eastern Strip Central Cwmbran	13ha employment led scheme; 2.7ha for B1 uses (light industrial and offices) and a hotel; 5.6ha for B2 uses (general industrial) a foodstore (Morrisons), leisure uses and public open space.	This brownfield strategic mixed use site has already received planning permission; the Morrisons store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and the residual 2.7ha B1 / Hotel site is now likely to be used for Torfaen's Post 16 Further Education Campus. The land has recently been bought by the Welsh Government who are working with the Council on this proposal.	Part developed
SAA2	Canalside, Cwmbran	6.2ha housing led scheme of approx. 150 dwellings in total (100 dwellings to be delivered within the Plan Period), Canalside uses and public open space.	This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings, but the recent draft Masterplan and current detailed site capacity / development work ongoing with this site as part of the Vibrant and Viable Places Project to bring this site forward has indicated that 200 dwellings on the site is more appropriate. No planning application has been submitted to date and therefore delivery is behind schedule, however significant work by a Project team is ongoing with regards to bringing this site forward for development.	N/S
SAA3	Llantarnam, Cwmbran	A 29.13ha housing led scheme for the construction of approx. 450	This greenfield site has recently obtained outline planning permission (July 2015)	N/S

		<p>dwelling, 8ha of B1 employment uses, a neighbourhood centre, open space and recreation provision, aided by strategic highway infrastructure improvements.</p>	<p>for up to 450 dwellings, B1 employment uses, a neighbourhood centre, etc.; and the reserved matters application for the 1st Phase is expected shortly. In terms of site forecasts delivery of the site is behind schedule with development on site unlikely to commence until early 2016, however given the location the site will attract significant interest and will sell quickly. Delivery rates of 60 per year and delivery within the plan period is considered achievable.</p>	
SAA4	Mamhilad, Pontypool	<p>A 72.65ha mixed use scheme for the construction of a sustainable urban village of 1,700 dwellings (690 dwellings to be delivered within the Plan Period), employment uses, the re-use of the Grade II* Listed Building (former British Nylon Spinners), neighbourhood centre, primary school, open space and recreation facilities.</p>	<p>This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission. There is a draft Development Framework for the site, however delivery of this site is significantly behind forecasts. To date no planning application has been received for the site, notwithstanding the Council has been in active discussions with the landowners over the last few years. The lack of delivery is a cause for concern, as this is a key strategic site forecast to deliver 690 dwellings in the plan period to serve the Pontypool Housing Market Area and thus is a key contributor to meeting the LDP housing target. Landowners have confirmed they anticipate a planning application to be submitted for the site early 2016.</p>	N/S
SAA5	The British, Pontypool	<p>A 72ha land reclamation scheme, in preparation for a mixed use</p>	<p>This brownfield land reclamation site, within the Pontypool Housing Sub-</p>	N/S

		(residential, employment, education, community, open space and recreation facilities, etc.) regeneration scheme beyond the end of the Plan Period	Market Area, is not likely to involve new built development within the Plan Period. The Council will continue to negotiate with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site.	
SAA6	South Sebastopol	Allocates a 103.5ha sustainable urban village of 1,200 dwellings (690 dwellings to be delivered within the Plan Period) and ancillary uses including education provision, community facilities, neighbourhood centre, playing pitch provision and public open space.	This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has now been approved subject to S106 (August 2015). Given the delays to achieving planning permission for this site forecasted delivery has slipped with development likely to commence in the near future.	N/S
SAA7	Llanfrechfa Grange	Allocates a 44ha mixed used scheme for the construction of a large (400+ beds) regional Specialist & Critical Care Centre Hospital, 8.4ha (4.8ha to be delivered within the Plan Period) of related employment land, approx. 300 dwellings, community & recreation facilities and public open space	Outline permission was granted for the Hospital element in October 2012 and reserved matters were approved in May 2015, with construction expected to commence in September 2015. Final business case not yet approved by WG, expected January 2016 with the SCCC opening in August 2019.  To date no planning application has been received for the residential and potential new link road with current focus on hospital. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic. The site is a strategic housing site, and is a	N/S

			key site in delivering the necessary housing of 300 dwellings to meet the plan target. The landowner should be approached and encouraged to bring this relatively unconstrained site forward for development.	
<b>Housing</b>				
H1/1	County Hall and Police HQ, Llanyravon	220	Previous application withdrawn. Council currently assessing tenders from developers seeking to redevelop the site. Considered a planning application from the successful bidder will be submitted shortly	N/S
H1/2	Former Police College & Adjacent Land, St. Dials	350	No - Planning Application submitted for development of part of the site for 220 dwellings and is currently being assessed.	N/S
H1/3	Former Belle Vue Nursery, St. Dials	16	No – Pre application proposal for development of the site for 21 units has been submitted.	N/S
H1/4	Ty'r-ywen Farm, Fairwater	25	No Application submitted to date.	N/S
<b>Pontypool</b>				
H2/1	Former Trevethin School, Penygarn	115	Yes – Site currently being developed for 124 dwellings	U/C
H2/2	Animal Pound & Adjacent Land, Wainfelin	135	No – Council and landowners to market shortly	N/S
H2/3	Pontypool College, Cwmynyscoy	140	No	N/S
H2/4	Coal Yard, Station Road, Panteg	15	Yes on Part (for 8 units - 7 remaining)	N/S

<b>North Torfaen</b>				
H3/1	Garn-yr-Erw Terrace, Near Blaenavon	26	No (approved subject to S106)	N/S
H3/2	Blaenavon Health Centre, Blaenavon	17	No (Front Part of site now B1: leaving 4/5 units)	Part B1 Office
H3/3	St Peters School, Blaenavon	18	No	N/S
H3/4	Hillside School, Blaenavon	64	Yes (54 dwellings)	U/C
H3/5	Land off Giles Road, Blaenavon	25	No	N/S
H3/6	Old Co-op, 39-43 High Street, Abersychan	24	No	N/S
<b>Gypsy &amp; Traveller Sites</b>				
H7/1	Rose Cottage, Cwmynyscoy	10	No - Invalid application submitted but delayed for personal reasons ( <i>invalid application</i> )	N/S
H7/2	Former Race AFC Sports Pitch, Cwmynyscoy	32	Yes - Planning permission granted Jan 15 for 31 pitches and Welsh Government grant aid has been obtained to provide the first phase of 10 pitches and remediate the whole site by March 2106. ( <i>31 Pitches</i> )	N/S
<b>Employment</b>				
EET1/1	Ty Coch Way, Two Locks	1.4	Yes – Site has been developed for 4 separate employment uses	1.4 ha delivered. Completed
EET1/2	Llantarnam Park A	0.7ha	No Planning Application	N/S
EET1/3	Llantarnam Park B	0.4ha	No Planning Application	N/S
EET1/4	Llantarnam Park C	1.4ha	No planning Application	N/S
EET2/1	Former Gas Works Site, Panteg Way New inn	2.1ha	Site clearance and ready for redevelopment. No application for redevelopment as yet. Northern part of site now part of Household Waste	0.95ha delivered. 1.15ha remaining

			Recycling Centre.	
EET2/2	Lower Mill Field (North), Pontymoile	1.2ha	No Planning Application	N/S
EET2/3	Lower Mill Field (South), Pontymoile	0.5ha	No Planning Application	N/S
EET2/4	Land South of Travel Lodge, Pontymoile	2.1ha	No Planning Application	N/S
EET2/5	Mamhilad Business Park	3.0ha	Land recently sold. No Planning Permission	N/S
EET2/6	Usk Vale, Mamhilad	6.7ha	Land recently acquired. No planning permission	N/S
EET3/1	Varteg Road, Garndiffaith, Pontypool	0.8ha	No Planning Application	N/S
EET3/2	Gilchrist Thomas Industrial Estate, Blaenavon	1.2ha	Site has been part developed. This includes extension of Goss Engineering, Car park for SRS and storage compound	0.7ha delivered. 0.5ha remaining
EET3/3	Kays and Kears, Blaenavon	6.0ha	Site acquired by developer and site cleared. Application expected shortly	N/S
EET4/1	Craig Y Felin, Cwmbran	21.0ha	No Application	N/S
EET4/2	Former Ty Coch Tip, Cwmbran	14.0ha	No Application	N/S
<b>Retail</b>				
RLT2/1	Land on Eastern Side of the existing town centre		No Application - Whilst the full scheme details are not yet finalised, we have used the Prudential Assurance Co Ltd's preliminary option, including a viability assessment (August 2012), of a new build element of part of this allocation within this Study in Chapter 4 on 'Commercial Property Viability Analysis' of A1 uses	N/S
<b>Transport</b>				
T1/1	North Torfaen Highway		Part completed with Online	Part completed

	and Public Transport Improvements A4043 and B4246 corridors		improvements on A4043 through to Albion Rd roundabout completed. Ongoing investigations as part of Regional Local Transport Plan for delivery of the remainder.	
T1/2	Pontypool and New Inn Park And Ride		No Application	N/S
T1/3	Cwmbran Town Centre Improvements		This £8million scheme was always intended to be funded in part by development around the town centre and bidding for govt money to fund the remainder. So far Morrisons have funded part improvements to Caradoc Rd/St Davids roundabout completed as part of SAA1 for the impacts generated by that development, and S106 money secured for upgraded crossing on St Davids Road. It is expect the proposed Post 16 College will fund further improvements; further improvements will be sought for funding through City Deal bid.	N/S
T1/4	Llanfrechfa Grange Link Road		No Application	N/S
T3/1	National Cycle Route Network 492 Varteg Road Bridge to Blaenavon Town Centre		Scheme Implemented	Completed
T3/2	NCN Route Network 492 to Abersychan Town Centre	On road cycle facility	Scheme awaiting outline investigation e.g. footway works/dropped kerb crossings/Cycle signs etc as appropriate.	N/S
T3/3	Abersychan Town Centre to NCN492 at	Network Link	Scheme Implemented	Completed

	Merchants Hill, Pontypool			
T3/4	Pontypool and New Inn Train Station to Pontypool Town Centre	Canalside cycle route to link Pontymoile Basin and New Inn Rail Station	Awaiting outline investigation	N/S
T3/5	Pontypool and New Inn Train Station to Mamhilad		Awaiting Outline investigation	N/S
T3/6	Usk (Monmouthshire) to Coed Y Gric Rd, Griffithstown		Awaiting outline investigation	N/S
CF1	Blaenavon Primary Care Resource Centre	Primary Care Resource Centre	Scheme now completed	Completed
CF2	Panteg Primary School	Primary School	The LDP safeguarded land under Policy CF2 for the provision of a new primary school at Panteg Steelworks. Planning Application (15/P/00100) for new primary school approved on 28th April 2015. Construction will be commencing in the summer of 2015 with opening scheduled for September 2016.	U/C
CF6	Playing Field - Eastern Fields, Cwmyrnyscoy	Playing Field	Provision was to be a replacement playing field linked to H7/2, however detailed remediation costs with that application proved the provision of the pitch to be wholly uneconomic to provide. As an aside the Council are investigating alternative sites in the community.	N/S